



**7 Clifton Road, King's Lynn**  
**Guide Price £215,000**

**BELTON DUFFEY**



## 7 CLIFTON ROAD, KING'S LYNN, NORFOLK, PE30 3DN

A well presented two bedroom semi-detached bungalow situated in a sought after location with garage, gardens and parking.

### DESCRIPTION

A well presented two bedroom semi-detached bungalow situated in a sought after location with garage, gardens and parking.

The property was built in the early 1960's and is installed with double glazing, electric heating, smooth ceilings and oak veneered internal doors.

The current vendors have refurbished and remodelled the property and the open plan accommodation briefly comprises, entrance lobby with shoe/coat cupboard, open plan kitchen/sitting/dining room with triple aspect windows and blinds, inner lobby, 2 double bedrooms and a bathroom.

Outside the property has gardens to the front and rear, parking and a garage.

### SITUATION

The property is situated in a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

### ENTRANCE LOBBY

1.31m x 0.97m (4' 4" x 3' 2") Double glazed door to outside, Ducasa electric radiator, built-in coat and shoe cupboard, opening to kitchen/dining/sitting room.



### **OPEN PLAN KITCHEN/DINING/SITTING ROOM**

6.22m narrowing to 4.13m x 4.83m max (20' 5" max x 15' 10" max) 'L' shaped timber effect worktop with one and half bowl stainless steel sink unit with chrome mixer tap, Neff 4 ring touch control hob with circular stainless extractor over, soft closure cupboards and drawers under, fan assisted oven, integrated fridge, timber effect soft closure wall cupboards, triple aspect windows, ceiling lights, built-in shelved pantry cupboard with electric tip switches, Ducasa electric radiator.

### **INNER LOBBY**

1.53m x 1.0m (5' 0" x 3' 3") Loft access, doors into bedrooms and bathroom.

### **BEDROOM 1**

3.95m x 3.02m (13' 0" x 9' 11") Stiebel eltron electric panel heater, view over the rear garden.

### **BEDROOM 2**

3.08m x 2.69m (10' 1" x 8' 10") Stiebel eltron electric panel heater, views over rear garden.

### **BATHROOM**

1.69m x 1.95m (5' 7" x 6' 5") Three piece white suite comprising panelled bath with mains shower and shower screen, electric heated towel rail, low level WC, pedestal wash hand basin with chrome mixer tap, fitted cosmetics cupboard, extractor, tiled wall areas.

### **OUTSIDE**

The property occupies a generous size plot which has a concrete driveway providing car parking which leads to the CONCRETE SECTIONAL GARAGE.

The front garden is shingled for easy maintenance being enclosed by shrub and hedge boundaries. The rear garden is laid to lawn, being enclosed by mature hedging.

### **DIRECTIONS**

From King's Lynn proceed out of town along Gaywood Road, at the Gaywood clock bear left onto Wootton Road for approximately 0.8 miles, turn left into Mill Lane. Turn right into Baldock Drive, and then left onto Suffield Way. After a short way take the first right hand turning into Clifton Road, bear right and the property can be found on the left hand side.

## Ground Floor



**OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

Electric heating.

EPC - E.

**TENURE**

This property is for sale Freehold.

**VIEWING**

Strictly by appointment with the agent.





## BELTON DUFFEY

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