



**67 Regency Avenue, King's Lynn**  
**Guide Price £222,500**

**BELTON DUFFEY**



# 67 REGENCY AVENUE, KING'S LYNN, NORFOLK, PE30 4UH

A 3 bedroom semi-detached house situated in a popular location with ample parking, carport and gardens backing onto woodland, being close to the hospital.

## DESCRIPTION

A 3 bedroom semi-detached house situated in a popular location with ample parking, carport and gardens backing onto woodland, being close to the hospital.

The property was built circa 1983 and and briefly comprises entrance hall, kitchen/diner and sitting room to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has a good size shingled driveway providing ample car parking, car port, front garden and enclosed rear garden with a summerhouse, backing onto woodland.

The agents recommend an early inspection of this property.

## SITUATION

Regency Avenue is situated off Gayton Road, with a regular bus service and is situated close to the Queen Elizabeth Hospital, 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 various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

UPVC door to front, staircase to first floor and wood effect laminate flooring.

## SITTING ROOM

4.87m into window recess x 3.74m max (16' 0" into window recess x 12' 3" max) Gas coal-effect fire with wooden surround, window to front, air-conditioning unit providing heating and cooling, built-in storage cupboard and door into the kitchen/dining room.

## KITCHEN/DINING ROOM

4.74m x 2.59m into window recess (15' 7" x 8' 6" into window recess) Granite effect worktops with 1.5 bowl stainless steel sink unit and mixer tap, black gloss cupboards and drawers under, integrated dishwasher, fridge and freezer, 4 ring gas hob with oven under and extractor over, tiled splashbacks, window overlooking the rear garden, matching wall units, door to rear garden and stone effect flooring.

## FIRST FLOOR LANDING

Airing cupboard housing the hot water tank with immersion (Immersion replaced 3 years ago).

## BEDROOM 1

3.61m x 2.79m (11' 10" x 9' 2") Window to rear, air-conditioning unit and range of wardrobes with hanging rails and shelving.

## BEDROOM 2

3.68m x 2.42m (12' 1" x 7' 11") Window to front, Blyss wall heater and loft access (Loft partially boarded).



### **BEDROOM 3**

2.54m x 2.22m (8' 4" x 7' 3") Window to front, built-in wardrobe with hanging rail and shelving.

### **BATHROOM**

2.30m x 2.00m into window recess (7' 7" x 6' 7" into window recess). Panelled bath with shower attachment (shower is linked to pump for higher pressure), low level WC, pedestal wash hand basin, tiled wall areas, heated chrome towel rail, frosted window to rear, extractor, cosmetic cupboard and wood effect laminate flooring.

### **OUTSIDE**

The front of the property is laid to shingle which provides ample car parking for at least 5 cars and leads through double wooden gates to the carport.

To the side of the property is a carport with gated access to the rear garden.

The south-facing rear garden is mainly laid to lawn with a paved patio, good size summerhouse with covered veranda, power and light (Summerhouse is approx. 4 years old), outside tap and tool shed. The rear garden is enclosed by fenced boundaries and backs onto woodland.

### **DIRECTIONS**

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and then bear right into Gayton Road. Proceed along Gayton Road passing the public house on the right hand side, taking the next right hand turning into Winston Churchill Drive. Proceed along taking the first right hand turning into Regency Avenue, the property can be seen on the left hand side.

### **OTHER INFORMATION**

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

Council Tax Band A.

Mixture of air-conditioning units run by an air-source heat pump, electric wall heaters and a gas fire.

EPC - TBC.

### **TENURE**

This property is for sale Freehold.

### **VIEWING**

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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