



23 Marsh Lane, King's Lynn
Guide Price £395,000

BELTON DUFFEY



23 MARSH LANE, KING'S LYNN, NORFOLK, PE30 3AD

A deceptively spacious 3 bedroom, 2 bathroom, detached bungalow in a popular location with parking and established gardens.

DESCRIPTION

A deceptively spacious 3 bedroom, 2 bathroom, detached bungalow in a popular location with parking and established gardens.

The property benefits from gas central heating, UPVC double glazing, coved ceilings, wooden floors, high ceilings and a security system with motion sensor outside lighting.

The accommodation briefly comprises entrance hall, kitchen, utility, rear lobby, shower room, sitting room with woodburner, good size garden room/dining room, 3 double bedrooms and a bathroom. Outside, the property has ample car parking, gardens front and rear, large workshop, 2 garden sheds and a greenhouse.

SITUATION

Marsh Lane is situated just off Wootton Road is 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 HALL

5.76m x 0.91m (18' 11" x 3' 0") UPVC double glazed door to front, radiator and cupboard housing the electric meter.

KITCHEN

4.50m x 2.71m (14' 9" x 8' 11") Solid oak worktops with stainless steel sink unit and mixer tap, cupboards and drawers under, space for Rangemaster, matching full height wall units with downlighting, space for dishwasher, space for upright fridge/freezer, tiled splashbacks, window to side, radiator, loft access (Loft is boarded with lighting) and quarry tiled floor.

UTILITY

2.60m x 2.0m (8' 6" x 6' 7") Worktop with stainless steel sink unit and mixer tap, cupboards under, space for washing machine and tumble dryer, window to side, matching wall units, tiled splashbacks and tiled floor.

REAR LOBBY

Independent fuse box for the garage, radiator, door into the shower room and UPVC double glazed door to rear garden.

SHOWER ROOM

1.77m into window recess x 1.39m (5' 10" into window recess x 4' 7") Corner entry shower cubicle with mains shower, low level WC, pedestal wash hand basin in unit with cupboard under, heated chrome towel rail/radiator, tiled wall areas, window to rear, extractor and tile effect floor.

GOOD SIZE GARDEN ROOM/DINING ROOM

5.60m x 4.10m into door recess (18' 4" x 13' 5" into door recess) Windows overlooking the rear garden, 2 radiators, bespoke fitted bookcase and cupboards, opening into the kitchen, wooden floor and UPVC double glazed doors leading to the rear patio.



SITTING ROOM

4.26m x 3.48m into window recess (14' 0" x 11' 5" into window recess) Fireplace with woodburner, window to side, door into the garden room/dining room, radiator and wooden floor.

BEDROOM 1

3.35m x 3.34m into door recess (11' 0" x 10' 11" into door recess) A range of matching fitted wardrobes, chest-of-drawers and side tables, window to side, radiator and wooden floor.

BEDROOM 2

3.48m x 3.35m (11' 5" x 11' 0") Window to front, radiator and wooden floor.

BEDROOM 3

3.47m x 3.44m into window recess (11' 5" x 11' 3" into window recess) Window to front and side, radiator and wooden floor.

BATHROOM

3.46m into window recess x 1.83m (11' 4" into window recess x 6' 0") Double size shower cubicle with mains shower, Whirlpool bath with jets and shower attachment, low level WC, pedestal wash hand basin, cosmetics cupboard, tiled wall areas, heated chrome towel rail/radiator, wood effect floor and shelved airing cupboard with radiator and locker over.

OUTSIDE

The property is approached via a shingle driveway with timber double gates to the rear. There is a paved path leading up to the covered front entrance door.

The remainder of the front garden is laid to lawn with flower and shrub borders, a hazel and magnolia, being enclosed by fenced boundaries.

LARGE WORKSHOP

6.0m x 3.0m (19' 8" x 9' 10") Power, light, double wooden doors to front, personal door to side, windows to rear and shelving.

To the right hand side of the property is a shingled area providing further parking and outside tap. To the left hand side of the property are 6 raised vegetable/fruit beds, greenhouse, fig tree and further outside tap.

The remainder of the rear garden is laid to lawn with a paved patio and pathway, decorative pond with pump and filters, various flowers, shrubs and trees including apple, peach, magnolia and further fig tree, 2 gardens sheds, raspberry cage, outside light and 2 sets of outside power sockets.

The rear garden is enclosed by fenced boundaries.

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 bear left into Wootton Road, continue along taking the left hand turn signposted Marsh Lane. Proceed along and the property will be seen on the left hand side, designated by our 'For Sale' sign.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Council Tax Band C.

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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