



39 Chequers Road, Grimston
Guide Price £525,000

BELTON DUFFEY



39 CHEQUERS ROAD, GRIMSTON, KING'S LYNN, NORFOLK, PE32 1AJ

An impressive 5/6 bedroom detached residence with parking, garage and private south-facing rear garden, in a popular village location.

DESCRIPTION

An impressive 5/6 bedroom detached property with parking, garage and private south-facing rear garden, in a popular village location.

The property benefits from 20 solar panels, central heating and double glazing and water softener. The accommodation briefly comprises entrance hall, ground floor shower room, dining room, kitchen/dining room, utility, rear lobby and sitting room to the ground floor. On the first floor is a spacious landing, 5 bedrooms plus a further single bedroom, currently used as a study.

Outside, the property has ample parking, integral garage and a private, south facing rear garden.

The agents recommend an early inspection.

SITUATION

Grimston is a popular village some 8 miles east of King's Lynn, offering village shops, a Primary School, a Post Office, a health centre and nearby, several excellent public houses and restaurants. A wide range of shops and recreational facilities can be found in the historic market town and medieval port of King's Lynn, from where there is a mainline railway connection to London Kings Cross (97 minutes). The surrounding countryside is gently undulating and provides fertile farmland interspersed with pockets of woodland. The Royal Estate of Sandringham is situated a few miles to the north and both the house and gardens are open to the public. The coast at Brancaster is only 15 miles away with sandy beaches, links golf, birdwatching, sailing and water sports are just some of the pursuits on offer.

ENTRANCE HALL

5.01m x 3.45m both max (16' 5" x 11' 4" both max) UPVC double glazed front entrance door, window to front, radiator in radiator cover, shelved storage cupboard and staircase to first floor.

GROUND FLOOR CLOAKROOM

Tiled shower cubicle with mains shower, low level WC, wash hand basin, fully tiled walls, frosted window to side, radiator and tiled floor.

DINING ROOM

4.58m into bay x 2.97m (15' 0" into bay x 9' 9") Bay window to front, electric trip switches and radiator.

KITCHEN/DINING ROOM

5.22m max into dining room area, narrowing to 2.72m x 3.98m into window recess (17' 2" max into dining room area, narrowing to 8' 11" x 13' 1" into window recess) Tiled worktops with sink unit and mixer tap, cupboards and drawers under, space for fridge and freezer, matching wall units with display shelves, window overlooking rear garden, tiled wall areas, radiator, door into utility and opening into dining area.

DINING AREA

4.04m x 2.38m (13' 3" x 7' 10") Window overlooking rear garden, radiator and double doors into the sitting room.

UTILITY ROOM

3.05m x 2.41m (10' 0" x 7' 11") Worktop with stainless steel sink unit, cupboards and drawers under, space for washing machine and slimline dishwasher, window overlooking rear garden, matching wall units, radiator and tiled floor.

REAR LOBBY

Oil fired boiler, shelving, coat hooks and opening into the integral garage.



SITTING ROOM

6.51m x 4.53m (21' 4" x 14' 10") Window to front, radiator, open brick fireplace with oak mantel, radiator and patio doors leading out to the rear garden.

FIRST FLOOR LANDING

8.99m x 3.37m max into window recess (29' 6" x 11' 1" max into window recess) 2 radiators (one in radiator cover), 2 separate loft accesses and window to front.

IMPRESSIVE MASTER BEDROOM

6.30m into dressing area x 4.19m (20' 8" into dressing area x 13' 9") A superb room with large window to front, 2 radiators, archway into the dressing area with 2 sets of built-in wardrobes and door into the good size en-suite bathroom.

GOOD SIZE EN-SUITE BATHROOM

2.75m x 2.70m (9' 0" x 8' 10") Jacuzzi style spa bath/shower unit with jets and 'His' and 'Hers' shower attachments, low level WC, pedestal wash hand basin, fully tiled walls, frosted window to rear, radiator and tiled floor.

BEDROOM 2

3.82m x 3.02m (12' 6" x 9' 11") Window overlooking rear garden and radiator.

BEDROOM 3

3.40m x 3.31m (11' 2" x 10' 10") Window to front and radiator.

BEDROOM 4

3.80m x 2.32m (12' 6" x 7' 7") Window to front, built-in airing cupboard and radiator.

BEDROOM 5

3.08m x 2.71m (10' 1" x 8' 11") Window overlooking rear garden and radiator.

FAMILY BATHROOM

2.73m into window recess x 2.41m (8' 11" into window recess x 7' 11") Shower cubicle with mains shower, panel bath, pedestal wash hand basin with mirror fronted cosmetics cupboard over, low level WC, tiled wall areas, frosted window to rear and radiator.

BEDROOM 6 (CURRENTLY USED AS A STUDY)

2.39m x 2.38m (7' 10" x 7' 10") Window to front and radiator.

INTEGRAL GARAGE

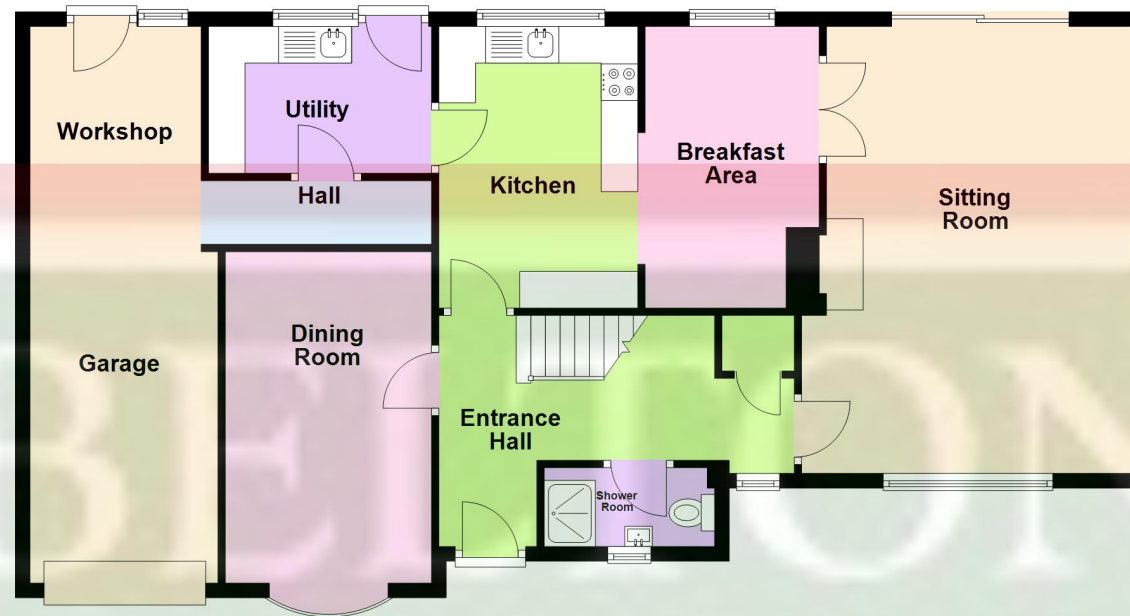
8.02m x 2.67m max, narrowing to 2.27m (26' 4" x 8' 9" max, narrowing to 7' 5") Up and over door, power, light and shelving. At the rear is a worktop, window overlooking the rear garden, space for 2 further appliances and UPVC double glazed door to rear garden.

OUTSIDE

The front of the property is approached via an extensive shingle driveway with shrub bed leading up to the garage and covered front entrance door. The property is enclosed by fenced and hedged boundaries.

The south-facing rear garden is mainly laid to lawn with a paved terrace, flower and shrub borders and summerhouse. To the side of the property is a shingle area with garden shed and gated access to the front. The rear garden is enclosed by fenced and hedged boundaries for privacy and seclusion.

Ground Floor



First Floor



DIRECTIONS

From King's Lynn proceed along the Northern Bypass (Edward Benefer Way) and continue over the traffic lights at South Wootton into Grimston Road. Continue to the top of Knight's Hill and at the roundabout take the second exit signposted Fakenham A148. After approximately 200 yards or so, take the first right hand turning signposted Grimston; continue into the village, taking the right hand turning into Chapel Road and then the next left into Chequers Road. Proceed along and the property will be seen on the right 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 D.

20 solar panels (with feed-in tariff) and oil fired central heating.

EPC - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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