



26 New Road, Gaywood
Guide Price £225,000

BELTON DUFFEY



26 NEW ROAD, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4BB

A 3 bedroom terraced property in a popular and convenient location with garden and wood cabin.

DESCRIPTION

3 bedroom terraced property in a popular and convenient location with garden and wood cabin.

The property is installed with gas central heating, UPVC double glazing and benefits from character features such as feature plaster arch, picture rails and 2 open fireplaces. The accommodation briefly comprises: entrance hall, sitting room/dining room, kitchen and utility to the ground floor. On the first floor are 3 bedrooms and a modern bathroom.

Outside, the property has a rear garden with raised decked seating area, wood cabin and garden shed.

SITUATION

New Road is situated off Wootton Road, being 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

HALL

4.36m x 0.88m (14' 4" x 2' 11") UPVC double glazed front entrance door, decorative plaster arch, radiator, door into sitting room/dining room and staircase to first floor landing.

SITTING ROOM/DINING ROOM

7.54m x 3.34m (24' 9" x 10' 11") 3 windows to front, 2 radiators, 2 fireplaces, cupboard housing the electric trip switches, UPVC double glazed door to rear garden and understairs storage cupboard.

KITCHEN

3.12m x 2.81m into window recess (10' 3" x 9' 3") Worktops to 2 sides with stainless steel sink unit and mixer tap, wood effect cupboards and drawers under, 4 ring gas hob with Stoves oven under, space for upright fridge freezer, tiled splashbacks, window to side, matching wall cupboards and tiled floor.

UTILITY

1.78m x 1.43m into window recess (5' 10" x 4' 8" into window recess) Granite effect worktop with space for washing machine and tumble dryer, wall cupboard, Worcester boiler, window to rear, UPVC double glazed door to rear garden and tiled floor.

FIRST FLOOR LANDING

4.91m max x 1.64m into star recess (16' 1" x 5' 5") Large fitted double cupboard, radiator and loft access.

BEDROOM 1

3.64m x 3.30m max (11' 11" x 10' 10") Window to front, picture rail and radiator.



BEDROOM 2

3.64m into window recess x 3.61m (11' 11" x 11' 10") Window to rear, radiator and built-in storage cupboard with locker over.

BEDROOM 3

2.73m into window recess x 1.96m (8' 11" x 6' 5") Window to front, picture rail and radiator.

BATHROOM

3.09m x 2.72m (10' 2" x 8' 11") Double size shower cubicle with mains shower, extractor, bath with mixer tap and shower attachment, low level WC, wash hand basin in unit with cupboards and drawers under, mirror with back lighting over, heated chrome towel rail/radiator, built-in double cupboard, frosted window to side, ceiling spotlights, tiled walls and floor.

OUTSIDE

The property is approached via a pedestrian wrought iron gate with pathway leading up to the front entrance door. The front garden is shingled for easy maintenance, being enclosed by a low brick wall boundary.

The rear garden is mainly laid to lawn with flower and shrub border, an ATTCHED OUTSIDE WC, paved and concrete areas which lead to the side the of the property. There is a raised decked area with wood log cabin and a garden shed. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn town centre, proceed out along the one-way system via Railway Road and pass Lidl on the right hand side into Blackfriars Road (In the left hand lane). Proceed into Littleport Street and then continue over Dodman's Bridge and proceed straight over the traffic lights into Gaywood Road. Continue along, bearing left by the Gaywood Clock into Wootton Road. Proceed along here taking the second right turning into Rosebery Avenue. At the top of the road, turn left and the immediately left again into New Road. Proceed along and the property will be seen towards the end on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - A

EPC - TBC

Gas central heating.

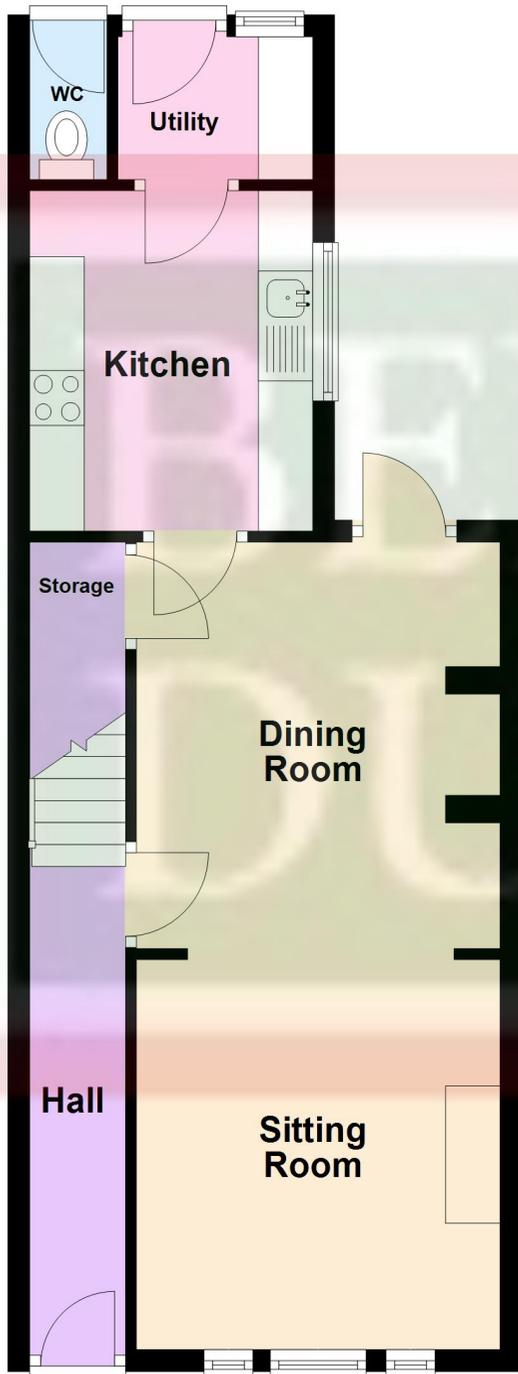
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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