



**83 Tennyson Road, King's Lynn**  
**Guide Price £375,000**

**BELTON DUFFEY**





# 83 TENNYSON ROAD, KING'S LYNN, NORFOLK, PE30 5NG

An attractive 4 bedroom, 3 reception, period residence with many original features, gardens and views across the Walks.

## DESCRIPTION

83 Tennyson Road is an attractive 4 bedroom, 3 reception, period residence with many original features, gardens and views across the Walks.

The property was built circa 1907 of solid brick walls under a tiled roof and has been sympathetically and tastefully refurbished by the current vendors and is installed with gas central heating and double glazing. The property retains many original features including high ceilings, ceiling roses, cornicing, floor tiles, timber flooring, fireplaces, dado rails, picture rails and internal doors.

The accommodation briefly comprises entrance hall, sitting room, dining room, breakfast room/snug, kitchen and a cloakroom to the ground floor. On the first floor there are 4 bedrooms and a family bathroom.

Outside, the property has gardens front and rear.

The agents recommend an early inspection of this character property.

## SITUATION

The property is ideally situated in the popular Chase Area of King's Lynn, overlooking the "Walks park" which offers a full range of events during the year including the annual fireworks display.

It's a short walk through the park to the railway station which provides a direct service to Ely, Cambridge and London.

The centre of King's Lynn is an historic port and market town dating back to the 12 century, situated on the Great River Ouse. The winding streets and alleyways of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area.

All schools are in walking distance and the local "college" part of the Anglia Ruskin University is "just up the road". The cycle route through King's Lynn and up to the Royal Sandringham Estate starts on Tennyson Road.

## ENTRANCE PORCH

1.21m x 0.94m (4' 0" x 3' 1") Double frosted glazed doors leading to outside, mosaic tiled floor, UPVC double glazed door with period surround and window light over leading into the entrance hall.

## ENTRANCE HALL

6.74m max x 1.66m narrowing to 1.20m (22' 1" x 5' 5" narrowing to 3' 11") Ceiling cornice, plaster arch, dado rail, mosaic tiled floor, staircase to first floor landing, electric consumer unit and radiator.

## SITTING ROOM

4.55m into chimney recess recess x 3.90m (14' 11" into chimney breast recess x 12' 10") Gas log effect fire with marble inset, marble hearth and period surround, ceiling cornice, ceiling rose, window overlooking The Walks park, oak effect flooring and radiator.

## DINING ROOM

4.02m into chimney breast recess x 3.44m (13' 2" into chimney breast recess x 11' 3") Electric coal effect fire with marble inset, marble hearth, mahogany surround and gas point, recessed shelving, picture rail, ceiling cornice, radiator, period French doors to rear garden.







## **BREAKFAST ROOM/SNUG**

4.51m incorporating the cloakroom, narrowing to 3.63m x 3.35m (14' 10" incorporating the cloakroom, narrowing to 11' 11" x 11') Period fireplace with tiled inset and gas point, radiator and period dresser.

## **CLOAKROOM**

2.04m x 1.21m (6' 8" x 4' 0") Low level WC, wash hand basin with chrome mixer tap and double cupboard under, shelving and storage cupboards.

## **KITCHEN**

3.35m x 3.63m (11' 0" x 11' 11") Beech effect worktop with circular sink unit and chrome mixer tap, timber painted cupboard under, space and plumbing for automatic washing machine and dishwasher. Further matching worktops with cupboards and drawers under, space for cooker with extractor over, matching wall cupboards, space for American style fridge freezer, ceramic tiled floor, radiator, built-in shelving, Myson gas wall heater, Worcester Greenstar 30CDi combi boiler, glazed door to rear garden.

## **FIRST FLOOR FRONT LANDING**

4.02m x 1.66m into stair recess (13' 2" x 5' 5" into stair recess) Giving access to bedroom 1 and bedroom 2, picture rail and dado rail.

## **BEDROOM 1**

5.25m into wardrobe recess x 4.55m max into bay and chimney breast recess (17' 3" into wardrobe recess x 14' 11" max into bay and chimney breast recess) Period pine flooring, window overlooking The Walks park, radiator, range of built-in wardrobes with hanging rails and shelves, dressing table with lockers over, period cast iron fireplace with decorative inset and tiled hearth. Wash hand basin with chrome mixer tap and double cupboard under, ceiling cornice, picture rail.

## **BEDROOM 2**

4.01m x 3.44m (13' 2" x 11' 3") Period pine floor, period fireplace, wash hand basin, built-in period cupboard, picture rail, radiator.

## **REAR LANDING**

5.17m x 0.83m min (17' 0" x 2' 9" min) Dado rail, access to bathroom, bedroom 3 and bedroom 4.

## **BEDROOM 3**

3.47m x 3.38m (11' 5" x 11' 1") Corner period fireplace, radiator, view over rear garden.

## **BEDROOM 4**

2.44m x 2.15m (8' 0" x 7' 1") Radiator.

## **FAMILY BATHROOM (FORMERLY BEDROOM)**

2.91m x 2.44m (9' 7" x 8' 0") Four piece suite comprising panelled bath, pedestal basin, low level WC, bidet, shower cubicle with mains shower, radiator, ceramic tiled floor, picture rail, extractor.

## **OUTSIDE**

The property is approached via a concrete pathway leading to the front entrance door. The front garden has mature shrubs and trees with paving and overlooks The Walks park.

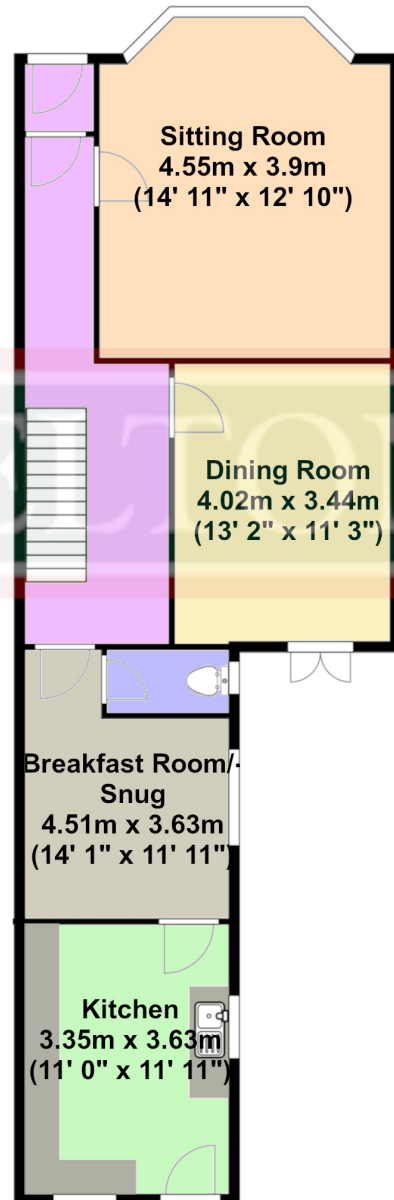
The rear garden has a paved patio with garden pond, established flowers and shrubs, garden shed. A step leads to a raised patio area with further flowers, shrubs, being enclosed by fenced and walled boundaries with pedestrian gates to the rear.

There is gated access leading to a shingled area with further shrubs to the side of the property.



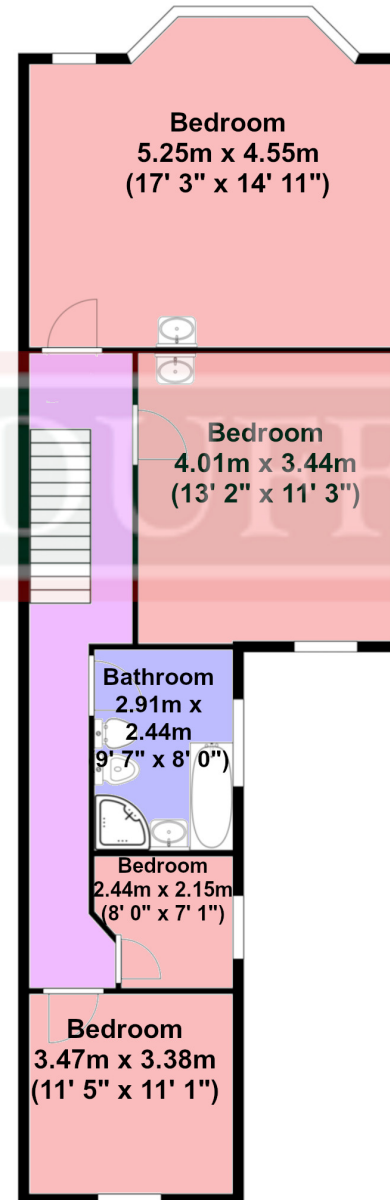
# Ground Floor

Approx 66 sqm  
(710 sqft)



# First Floor

Approx 66 sqm  
(710 sqft)





## DIRECTIONS

From the Agents' offices proceed out of town on the one-way system and into Littleport Street. Continue along into Gaywood Road and at the traffic lights turn right into Tennyson Avenue, proceed along over the railway crossing into Tennyson Road and the property will be seen on the left hand side opposite The Walks Park.

## SERVICES AND EPC RATING

Gas central heating.

EPC - D.

## LOCAL AUTHORITY

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200. Council Tax- C.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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