



12 Isabella Close, King's Lynn
Guide Price £210,000

BELTON DUFFEY



12 ISABELLA CLOSE, KING'S LYNN, NORFOLK, PE30 4GL

A 3 bedroom end terrace house, situated in a popular and convenient location with good size corner gardens and parking.

DESCRIPTION

A 3 bedroom end terrace house, situated in a popular and convenient location with good size corner gardens and parking.

The property is installed with gas central heating and UPVC double glazing. The accommodation briefly comprises entrance hall, sitting/dining room with French doors to garden, kitchen and cloakroom on the ground floor. On the first floor are 3 bedrooms and bathroom.

Outside, the property benefits from a corner plot with POTENTIAL TO EXTEND (subject to planning permission) and parking.

SITUATION

Isabella Close is a popular residential area being nearby to Gaywood's local centre with its regular bus service, doctors surgery, local shops, library, supermarket, primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth hospital and it is also a convenient place for various industrial estates, the North Norfolk coast and The Royal Estate of Sandringham

ENTRANCE HALL

3.57m x 0.98m excluding stair recess (11' 9" x 3' 3") Radiator, under stairs storage cupboard.

CLOAKROOM

1.85m x 0.87m (6' 1" x 2' 10") Low level WC, pedestal wash hand basin, radiator, electric trip switches.

KITCHEN

2.82m x 2.35m (9' 3" x 7' 9") Granite effect worktops to 3 sides with 1.5 bowl stainless steel sink unit and chrome mixer tap, maple effect cupboard and drawers under, Bosch oven and hob with extractor over, matching wall cupboards, plinth heater.

SITTING/DINING ROOM

5.28m narrowing to 3.15m x 4.86m max, narrowing to 2.82m (17' 4" narrowing to 10' 4" x 15' 11" max, narrowing to 9' 3") French doors to rear garden, 2 radiators.

FIRST FLOOR LANDING

BEDROOM 1

4.21m to front of wardrobes x 3.16m max, narrowing to 2.16m (13' 10" to front of wardrobes x 10' 4" max, narrowing to 7' 1") Radiator, 2 double wardrobes with hanging rails and shelves.

BEDROOM 2

3.34m x 2.22m (10' 11" x 7' 3") Radiator.



BEDROOM 3

3.49m max into boiler cupboard recess x 2.56m max (11' 5" max x 8' 5" max) Cupboard housing the Vokera gas central heating boiler

BATHROOM

2.02m x 1.68m (6' 8" x 5' 6") Bath with mains shower over, low level WC, pedestal wash hand basin, radiator, extractor.

OUTSIDE

The property occupies a generous size corner plot with a tarmac driveway providing car parking and a further parking area. There is a gated access which leads to the side and rear garden which is laid to lawn with established shrubs and being enclosed by fenced boundaries.

PLEASE NOTE: There is potential to extend, subject to planning permission.

DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. At the Gaywood Clock bear right into Gayton Road. Proceed along here and towards the end take the second exit at the mini-roundabout opposite the turning for the Queen Elizabeth Hospital. Continue along to the next mini-roundabout, taking the second exit into Winston Churchill Drive. Proceed down here taking the fifth left hand turning into Anthony Nolan Road. Proceed along turning right into Isabella Close the property can be found on the right.

OTHER INFORMATION

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

EPC - C.

Gas central heating.

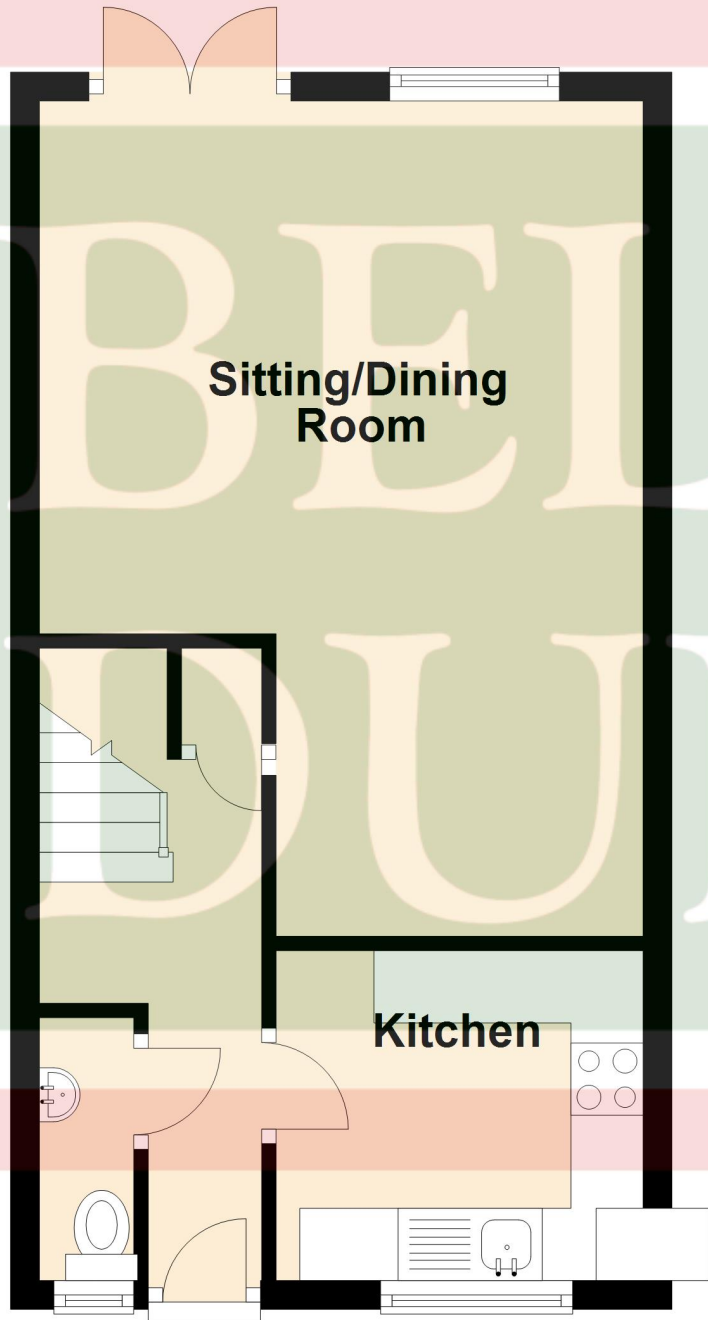
TENURE

This property is for sale Freehold.

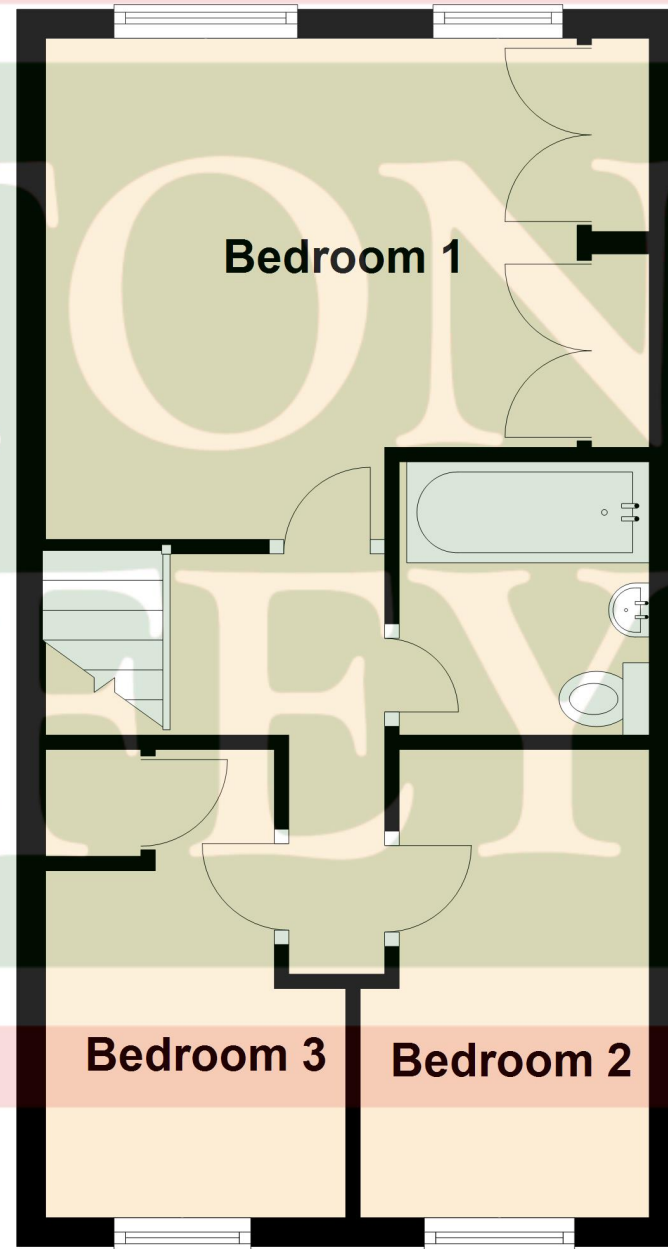
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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