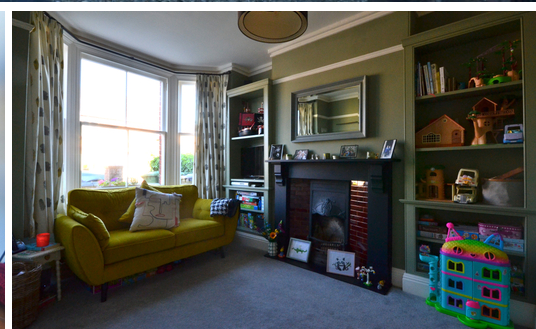
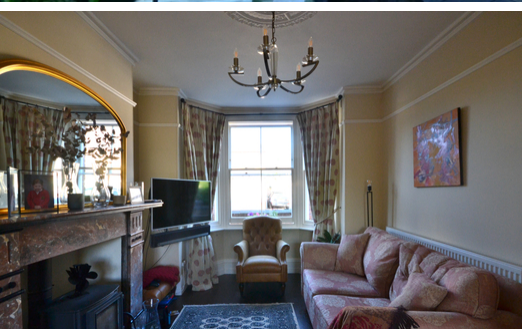




NEWSON & BUCK
ESTATE AGENTS



38 Avenue Road, King's Lynn, Norfolk PE30 5NW

£320,000

Welcome to 38 Avenue Road, situated in one of King's Lynn's most sought-after residential areas, this elegant Victorian home has been thoughtfully and tastefully updated by the current owners, retaining a wealth of original period features while incorporating modern comforts for contemporary living. The accommodation is rich in character, showcasing five original fireplaces, beautifully preserved doors with their original ironmongery, ornate ceiling roses, coving, cornices and mouldings, as well as original quarry tiling and exposed pine floorboards throughout much of the property. Modern enhancements include Traditional double glazed sash windows, gas central heating system, and a luxurious bathroom featuring a walk-in shower. Outside, the property enjoys an attractively landscaped courtyard-style garden, designed with low-maintenance living in mind. Located within the ever-popular Chase area, the property is ideally placed just a short stroll from The Walks and local amenities. This home is a rare opportunity to acquire a period property in excellent condition in a prime location.

Entrance Hall

2' 11" x 13' 04" (0.89m x 4.06m) Entrance door, Original mosaic tiled floor, door leading to

Lounge/Diner

10' 05" x 25' 07" (3.17m x 7.80m) Hand made wooden window bay window to front, original marble fireplace with ornate tiled screen and hearth, oak flooring , Original panel door with original door furniture, radiator, patio doors leading to garden, door to

Utility Cupboard

4' 06" x 5' 03" (1.37m x 1.60m) Space and plumbing for washing machine and tumble dryer

Reception Room

11' 10" x 10' 06" (3.61m x 3.20m) Hand made wooden window bay window to front, Radiator, Cast iron fireplace with tiled hearth and screen and timber surround, built in storage, carpeted

Kitchen

Kitchen 11' 11" maximum x 8' narrowing to 6' approx. (3.63m maximum x 2.44m narrowing to 1.83m approx.)Double glazed windows to rear and side. Fitted with a range of shaker style wall and base units with solid beech worktop over and incorporating inset Belfast sink with mixer tap. Space for 600mm electric or gas cooker Boiler Original quarry tiled floor Radiator Arched opening to Dining Room.

Landing

Half galleried. Window to rear to rear aspect. Access to Loft space.

Master Bedroom

13' 02" x 12' 04" (4.01m x 3.76m) Hand made wooden window to front. Exposed pine floor Cast iron fireplace with marble surround and tiled hearth and screen. Radiator

Bedroom Two

13' 02" x 10' 04" (4.01m x 3.15m) Hand made wooden window to front. Exposed pine floor Cast iron fireplace with marble surround and tiled hearth and screen. Radiator Exposed Pine Flooring

Bedroom Three

11' 10" x 10' 06" (3.61m x 3.20m) Hand made wooden window to front. Exposed pine floor Cast iron fireplace with marble surround and tiled hearth and screen. Radiator, Exposed Pine Flooring

Family Bathroom

Double glazed window to side. Suite comprising panelled bath with wall mounted tap controls, concealed cistern low level W/C and wash hand basin in vanity unit. Heated towel rail. Inset halogen spotlights. Travertine marble walls and floor Walk-in double width shower with mains thermostatically controlled shower in glass cubicle with tiled walls and floor

External

Front - The property is approached to the front via a cast iron ornate gate. The front garden is low maintenance gravel enclosed by a low brick wall and there is an original brick pathway attractively edged.

Rear - The rear garden is also enclosed and laid to brick patio, low maintenance borders and shrubs.

EPC - Awaiting

Council Tax - B

