



42 Gaywood Road, King's Lynn
Guide Price £165,000

BELTON DUFFEY



42 GAYWOOD ROAD, KING'S LYNN, NORFOLK, PE30 2PR

A 3 bedroom, 2 reception period semi-detached property with rear garden, ideally situated for easy access to the town centre. NO CHAIN.

DESCRIPTION

A 3 bedroom, 2 reception period semi-detached property with rear garden, ideally situated for easy access to the town centre, train station, supermarkets and other conveniences.

The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, garden room and bathroom on the ground floor.

On the first floor are 3 bedrooms.

The property has period features including fireplaces, high ceilings, picture rails and period cupboards.

Outside the property has a small front garden and a rear garden with store. This property would be suitable as a family home or for investors looking for a property in a popular and convenient location.

SITUATION

Gaywood Road is a residential area with its regular bus service and is situated closeby to the 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 Great River 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.

ENTRANCE HALL

4.71m x 0.93m (15' 5" x 3' 1") Laminate flooring, radiator, staircase to first floor landing.

SITTING ROOM

3.66m x 3.18m into chimney breast recess (12' 0" x 10' 5" into chimney breast recess) Period fireplace with tiled and decorative inset, radiator, picture rail.

DINING ROOM

3.63m x 3.02m into chimneybreast recess (11' 11" x 9' 11" into chimneybreast recess) Period fire surround, laminate flooring, picture rail, recessed shelving with double cupboard under, built-in dresser unit, under stairs storage cupboard.

KITCHEN

2.74m x 2.35m (9' 0" x 7' 9") 1.5 bowl ceramic sink unit with chrome mixer tap, cupboard under, space and plumbing for automatic washing machine and condenser dryer, space and plumbing for dishwasher. Further workrtop with 5 ring ceramic hob with extractor over and cupboard and drawers under, matching wall cupboards, Cooke & Lewis fan assissted double oven with cupboard under and double locker over, space for fridge.



REAR LOBBY

1.65m x 1.04m (5' 5" x 3' 5") Door to garden room, built-in storage cupboard with further high level storage over.

BATHROOM

2.39m x 1.77m (7' 10" x 5' 10") Cast iron bath with shower attachment, low level WC, pedestal wash hand basin, fully tiled walls, radiator.

FIRST FLOOR LANDING

3.65m x 1.60m into stair recess (12' 0" x 5' 3" into stair recess) Period built-in cupboard, radiator, loft access.

BEDROOM 1

5.07m x 3.66m max, incorporating the walk-in wardrobe, narrowing to 2.54m (16' 8" x 12' 0" max incorporating the walk-in wardrobe, narrowing to 8' 4") Period cast iron fireplace, radiator, period shelved cupboard.

WALK-IN WARDROBE

1.92m excluding recess x 1.08m (6' 4" excluding recess x 3' 7")

BEDROOM 2

3.60m x 2.52m incorporating boiler/storage cupboard (11' 10" x 8' 3" incorporating boiler/storage cupboard) Housing the Worcester Greenstar 30i ERP condensing combi boiler, radiator.

BEDROOM 3

3.99m incorporating storage area x 2.38m (13' 1" incorporating storage area x 7' 10") Radiator.

OUTSIDE

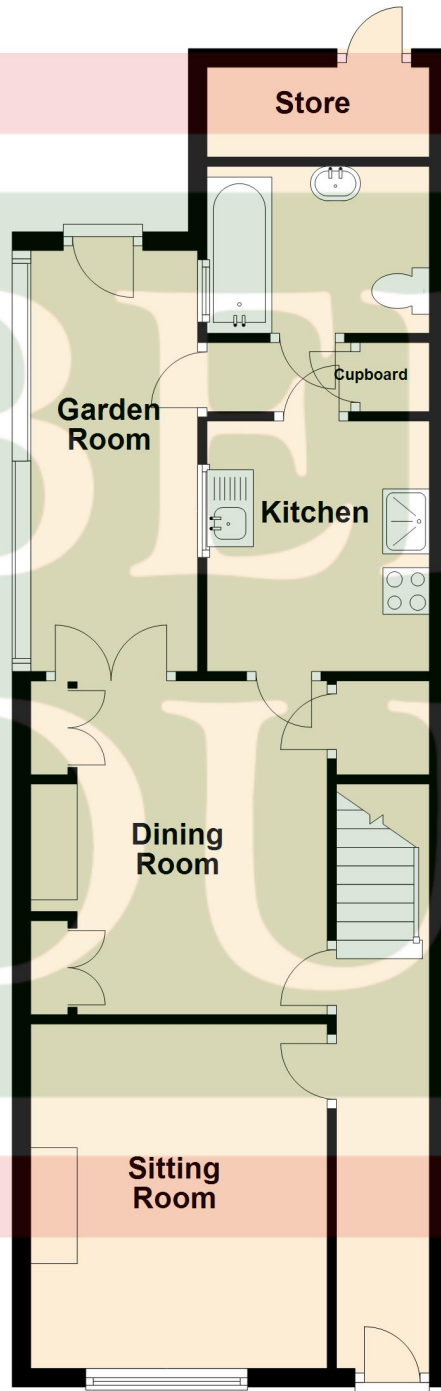
There is a concrete pathway leading to the front entrance door with a front garden area being enclosed by a low brick wall boundary. There is a gated access leading down to the side of the property which gives access to the garden room and a paved walkway giving access to the external storage shed.

There is a further gated access with steps leading down to a paved patio and lawned rear garden with garden shed, being enclosed by fenced boundaries.

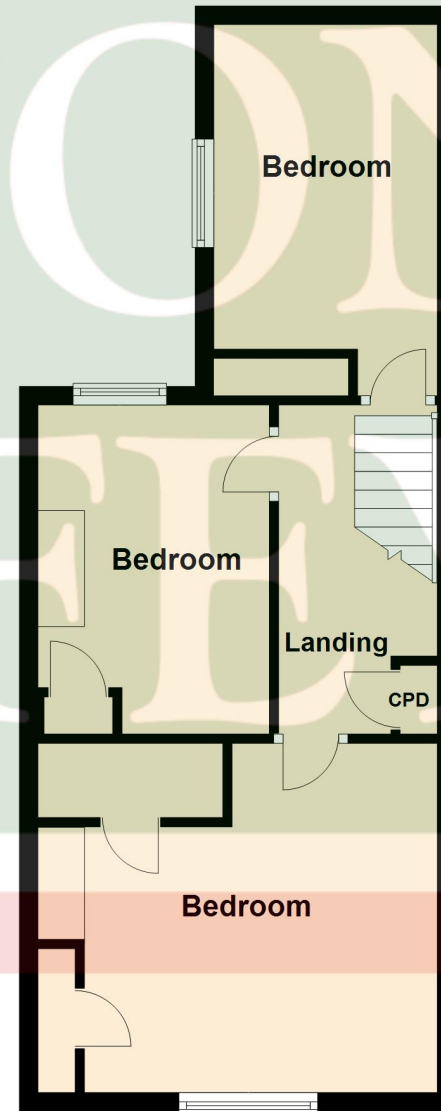
DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along and the property will be seen on the right hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

Council Tax Band B

Gas central heating.

EPC - D

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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