



191 Elvington, King's Lynn
Guide Price £170,000

BELTON DUFFEY



191 ELVINGTON, KING'S LYNN, NORFOLK, PE30 4UX

A 2 bedroom terraced property with gardens and 2 parking spaces, situated in a popular location, close to the Queen Elizabeth Hospital.

DESCRIPTION

A 2 bedroom terraced property with gardens and 2 parking spaces, situated in a popular location, close to the Queen Elizabeth Hospital.

The accommodation briefly comprises entrance hall, sitting room and a recently installed kitchen to the ground floor.

On the first floor are 2 bedrooms and a recently installed shower room.

Outside, the property benefits from gardens to the front and rear, along with parking for 2 vehicles.

The property is installed with gas central heating, double glazing and CAT 6 wired throughout.

PLEASE NOTE: Photographs taken prior to the vendors vacating the property.

SITUATION

Elvington is situated on the Springwood Estate, situated on the outskirts of King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALL

2.6m x 1.08m (8' 6" x 3' 7") Double glazed door to outside, radiator, touch control dimmer switch.

KITCHEN

2.42m x 2.59m (7' 11" x 8' 6") 'L' shaped worktop with one and a half bowl stainless steel sink unit with mixer tap, wood grain effect cupboards and soft closure drawers under, Indesit 4 ring ceramic hob with extractor over and Indesit fan assisted oven, electric consumer unit (recommended date of inspection 2026).

SITTING ROOM

4.75m x 3.63m into stair recess (15' 7" x 11' 11") Radiator, French doors leading to rear garden, under stairs storage cupboard, touch control dimmer switch.

FIRST FLOOR LANDING

Main smoke alarm.

BEDROOM 1

3.83m x 3.61m (12' 7" x 11' 10") Radiator, open storage area.

BEDROOM 2

3.51m x 1.75m (11' 6" x 5' 9") Radiator, loft access.

SHOWER ROOM

2.46m x 1.75m (8' 1" x 5' 9") Walk in double size shower with mains rainfall shower with shower attachment, low level WC, pedestal wash hand basin, heated grey towel rail, extractor, ceiling light, airing cupboard housing the Baxi duo tech 28 combi ErP gas fired central heating boiler.



OUTSIDE

The front garden has granite chippings and a paved pathway leading to a porch and the front entrance door. Designated parking for two cars which is access via an arch to the east side of the property. The rear garden is accessed via a pedestrian gate from the parking area which leads to a patio with steps and retaining wall up to the rear garden being laid to lawn, paved area and garden shed. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn town centre proceed out of town on Gaywood Road. At the Gaywood clock, bear right and continue along Gayton Road. At the mini-roundabout bear left, proceed to the next mini-roundabout and take the right-hand exit, signposted Elvington.

OTHER INFORMATION

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

Council Tax Band B

Electric heating.

EPC - C.

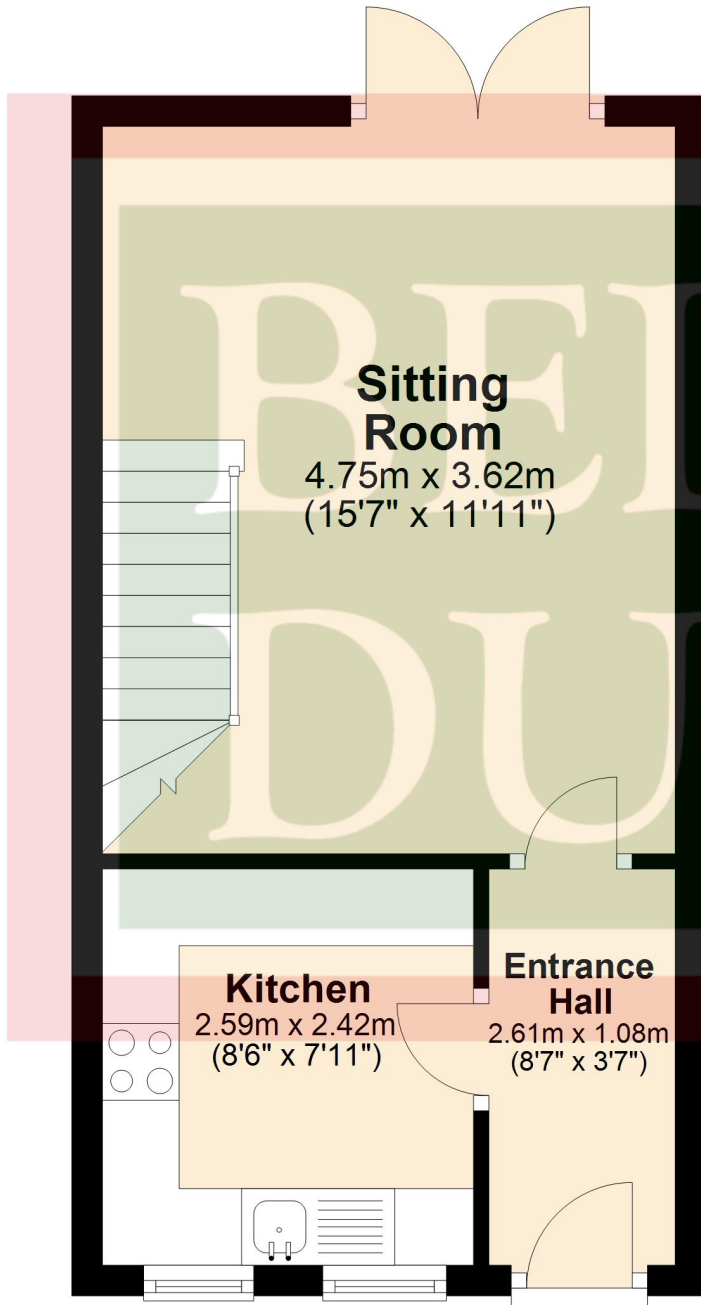
TENURE

This property is for sale Freehold.

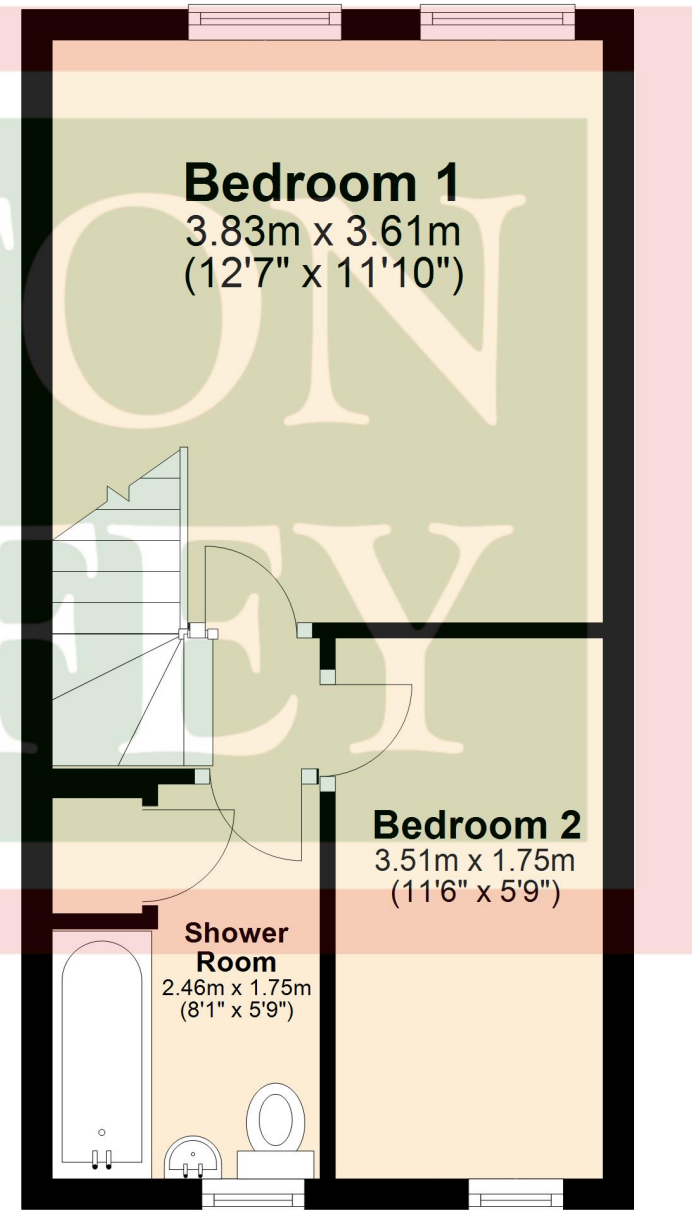
VIEWING

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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

