



3 White Sedge, King's Lynn
Guide Price £220,000

BELTON DUFFEY



A 3 bedroom, end terraced property situated in a convenient location with gardens front and rear.

DESCRIPTION

A 3 bedroom end terraced property, situated in a convenient location with gardens front and rear.

The property is installed with gas fired radiator central heating and double glazing.

The accommodation briefly comprises entrance hall, sitting/dining room, fitted kitchen, rear lobby/utility/boot room. On the first floor are 3 bedrooms and a bathroom and separate cloakroom.

Outside the property has gardens to the front and rear.

SITUATION

White Sedge is situated in a residential area off Wootton Road, with a regular bus service, close to doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre. King's Lynn has an historic port on the River Great 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

3.77m x 2.0m (12' 4" x 6' 7") Radiator, staircase to first flooring landing, double glazed door to outside, LVT flooring, built-in coat cupboard/store cupboard.

SITTING ROOM/DINING ROOM

6.56m x 3.89m narrowing top 3.10m (21' 6" x 12' 9" narrowing to 10' 2") Laminate flooring, twin aspect windows, radiator.

KITCHEN

2.65m x 2.76m (8' 8" x 9' 1") L-shaped walnut block effect worktop with circular sink unit with chrome mixer tap, 4 ring gas hob with glass splashback and extractor over, cream soft closure cupboards and drawers under, Zanussi double oven with cupboard under and locker over, I-mini C24 gas central heating combi boiler, further worktop with double cupboard under matching wall cupboards, space for fridge freezer, ceramic tiled floor and radiator.



REAR LOBBY/UTILITY/BOOT ROOM

3.09m x 1.11m (10' 2" x 3' 8") Space for fridge with space for condenser/dryer over, electric trip switches, ceramic tiled floor, UPVC double glazed door to outside.

SPACIOUS FIRST FLOOR LANDING

2.86m x 2.13m into stair recess (9' 5" x 7' 0" into stair recess) Loft access.

BEDROOM 1

3.51m x 3.48m both max (11' 6" x 11' 5" both max) Radiator.

BEDROOM 2

3.16m excluding door recess x 3.03m (10' 4" excluding door recess x 9' 11") Radiator.

BEDROOM 3

2.73m x 1.85m (8' 11" x 6' 1") Wardrobe with hanging rail and double locker over (built over the stairs bulkhead), radiator.

CLOAKROOM

1.6m x 0.82m (5' 3" x 2' 8") Low level WC and half tiled walls.

BATHROOM

1.58m x 1.71m (5' 2" x 5' 7") Three piece white suite comprising panelled bath with mains shower, pedestal wash hand basin, heated towel rail, extractor.

OUTSIDE

The property has a front garden which is designed for easy maintenance, being shingled and enclosed by fenced boundaries with a gated access.

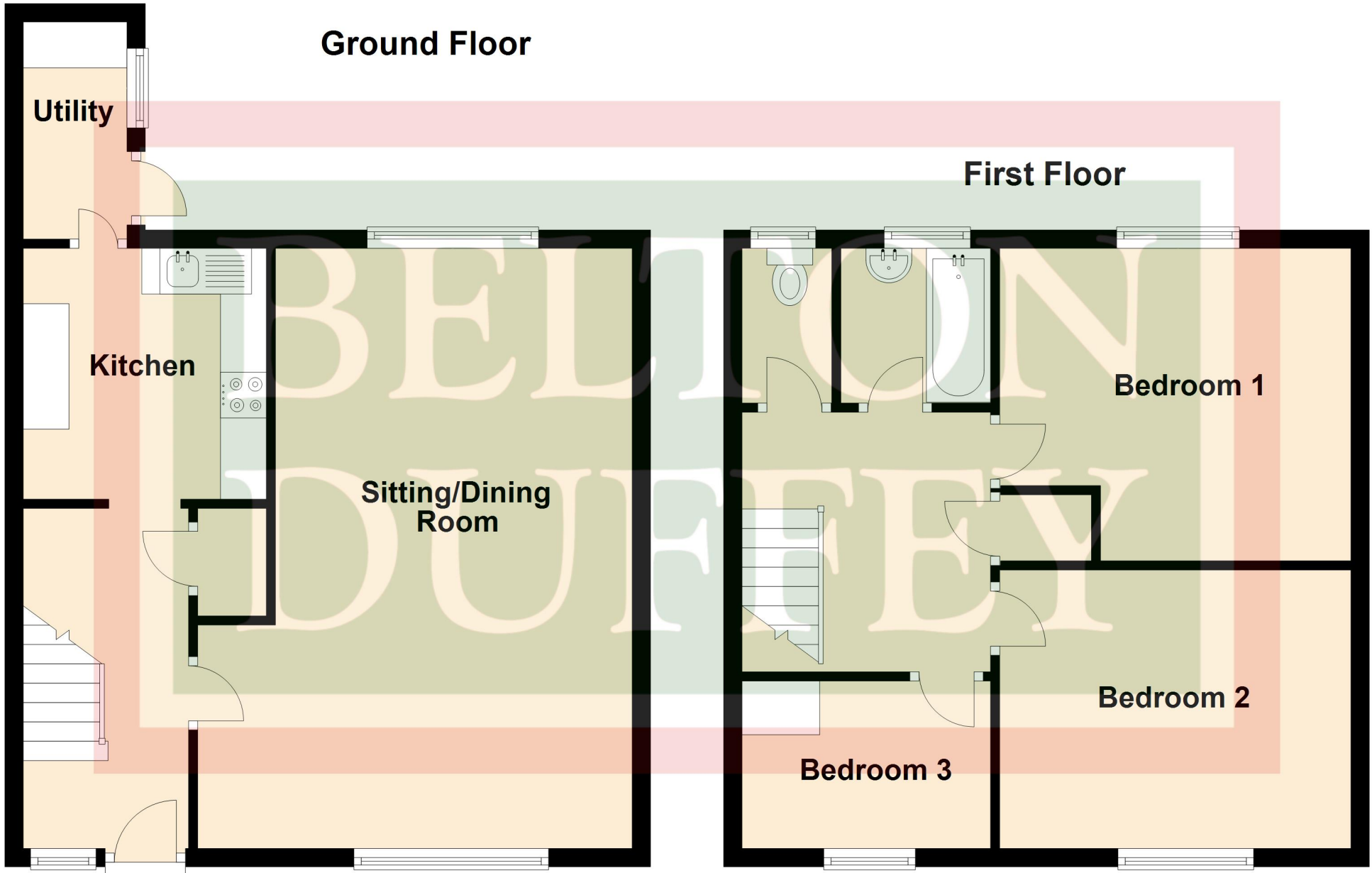
The rear garden has a paved patio with Indian sandstone slabs and a lawned rear garden with playhouse/shed and a further shed. The rear garden is enclosed by fenced boundaries with gated access.

DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along Wootton Road for approximately 1/2 a mile turning left into Marsh Lane. Proceed along to the bottom of Marsh Lane and then take the third turning into Aconite Road and proceed along and take the second right hand turning, still remaining on Aconite Road. Proceed along, taking the second right hand turning into White Sedge and the property will be seen on the right hand side.

Ground Floor

First Floor



OTHER INFORMATION

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

Council Tax Band A.

Gas fired central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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