



**35 Barrett Close, King's Lynn**  
**Offers in Region of £280,000**

**BELTON DUFFEY**





# 35 BARRETT CLOSE, KING'S LYNN, NORFOLK, PE30 4UQ

A spacious 3 bedroom detached bungalow, in a popular and convenient location with garden, parking and garage.

## DESCRIPTION

A spacious 3 bedroom detached bungalow, in a popular and convenient location with garden, parking and garage.

The property benefits from gas central heating, UPVC double glazing and briefly comprises: entrance hall, kitchen, sitting room, conservatory, 3 bedrooms and a shower room.

Outside, the property has gardens, parking and garage.

## SITUATION

Barrett Close is in a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and schools. There is good access to the town centre and to the Queen Elizabeth Hospital.

## ENTRANCE HALL

3.20m x 1.69m (10' 6" x 5' 7") UPVC double glazed door to outside, radiator, heating controls and loft access. Airing cupboard with water cylinder and shelf.

## SITTING ROOM

6.41m x 4.02m into window recess (21' 0" x 13' 2") Large UPVC double glazed bay window to front, fireplace with electric coal-effect fire, radiator and door into the kitchen.

## KITCHEN

3.50m x 2.94m (11' 6" x 9' 8") Worktops to 3 sides with stainless steel sink unit and mixer tap, cupboards and drawers under, space for cooker with extractor over, space and plumbing for washing machine and space for fridge freezer, tiled splashbacks, matching wall cupboards with display shelves, radiator, window into conservatory, tiled floor and UPVC double glazed door into the conservatory.

## CONSERVATORY

4.30m x 3.37m (14' 1" x 11' 1") UPVC units with windows above and a pitched polycarbonate roof, UPVC double glazed doors to the rear garden, radiator and ceiling fan/light.

## BEDROOM 1

3.59m x 3.23m (11' 9" x 10' 7") UPVC double glazed window to front and radiator.

## BEDROOM 2

2.95m into window recess x 2.83m (9' 8" x 9' 3") UPVC double glazed window to rear, radiator and built-in cupboard with hanging rail and locker over.

## BEDROOM 3

3.09m max, narrowing to 2.07m x 3.05m into window recess (10' 2" max, narrowing to 6' 9" x 10' 0") UPVC double glazed window to rear and radiator.

## BATHROOM

1.99m into window recess x 1.93m (6' 6" into window recess x 6' 4") Shower cubicle with Mira electric shower, low level WC, pedesal wash hand basin, fully tiled walls and floor, shaver point, heated towel rail/radiator, glass shelf with mirror over, cosmetics cupboard and frosted window to rear.





## **OUTSIDE**

The front of the property is access via a stepped pathway leading to the front door. The remainder of the front is paved and shingled for easy maintenance. There is paving leading to a gated access to the rear garden.

Further to the East side of the property is a paved driveway and further shingle area with a 5-bar gate leading to the rear garden and side of the garage.

## **GARAGE**

Up and over door, personal door to side, power, light and various shelving.

To the front of the garage is concreted area providing further parking.

The rear garden is mainly paved with patio area and various shingled areas/flower, shrub borders, with tiled step up to the conservatory and a further paved and shingled area to the side of the garage and an outside tap at the far side of the conservatory.

The rear garden is enclosed by hedged and fenced boundaries.

## **DIRECTIONS**

From the town centre, travel along the Gaywood Road bearing right at the traffic lights on the A148, Gayton Road towards the hospital. Proceed along Gayton Road turning right at the second mini roundabout into Winston Churchill Drive, take the first left hand turning into Corbyn Shaw Road and then the first left hand turning into Barrett Close. The property will be found a short way down, on the right hand side.

## **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 - TBC.

## **TENURE**

This property is for sale .

## **VIEWING**

Strictly by appointment with the agent.

# Barrett Close









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