



150 Fred Ackland Drive, King's Lynn
Guide Price £209,950

BELTON DUFFEY



150 FRED ACKLAND DRIVE, KING'S LYNN, NORFOLK, PE30 4DL

A well presented, 3 bedroom, (1 en-suite), property situated in a popular residential area, close to the Queen Elizabeth Hospital, with gardens and parking. NO ONWARD CHAIN.

DESCRIPTION

A well presented, 3 bedroom, (1 en-suite), property situated in a popular residential area, close to the Queen Elizabeth Hospital, with gardens and parking. NO CHAIN.

The property is installed with gas central heating (Newly installed Worcester boiler), smooth ceilings, double glazing and briefly comprises: spacious entrance hall, sitting room with double doors to rear garden, kitchen/dining room with double doors to the rear garden and a cloakroom to the ground floor.

On the first floor is a master bedroom with en-suite shower room, 2 further bedrooms and family bathroom.

Outside, the property benefits from gardens and 2 allocated parking spaces.

SITUATION

The property is located on Kings Reach, which is 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 primary and secondary schools. There is good access to the town centre, 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.

SPACIOUS ENTRANCE HALL

UPVC part glazed door to outside, radiator, large under stairs storage cupboard and staircase to first floor landing.

CLOAKROOM

2.21m x 1.06m (7' 3" x 3' 6") Low level WC, pedestal wash hand basin with tiled splashback, wood effect flooring and frosted window to rear.

KITCHEN/DINING ROOM

5.17m max into door recess x 0.1m (17' 0" x 0' 4") 40mm solid oak worktop with 1.5 bowl sink unit and mixer tap, cupboards and drawers under, 4 ring gas hob with Zanussi oven under and extractor over, matching wall cupboards, window to front, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, wood effect laminate floor, radiator and glazed double doors leading out onto the rear garden patio.

SITTING ROOM

5.65m into bay x 2.88m (18' 6" x 9' 5") Large bay window to front, radiator and double patio doors to the rear garden.



FIRST FLOOR LANDING

Walk-in airing cupboard.

BEDROOM 1

3.88m max into window recess x 2.96m (12' 9" x 9' 9") Window to front and radiator.

EN-SUITE SHOWER ROOM

2.39m into shower x 1.26m (7' 10" x 4' 2") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, frosted window to rear, extractor and radiator.

BEDROOM 2

5.40m max, narrowing to 3.92m x 2.81m into window recess (17' 9" max, narrowing to 12' 10" x 9' 3" into window recess) Window to front and radiator.

BEDROOM 3

3.66m x 2.33m into window recess (12' 0" x 7' 8") Window to rear, loft access and radiator.

BATHROOM

Three piece white suite comprising, panelled bath, pedestal wash hand basin, low level WC, frosted window to rear, tiled wall areas and radiator.

OUTSIDE

To the front of the property are bark and shingle beds and paving up to the front entrance door with porch canopy over.

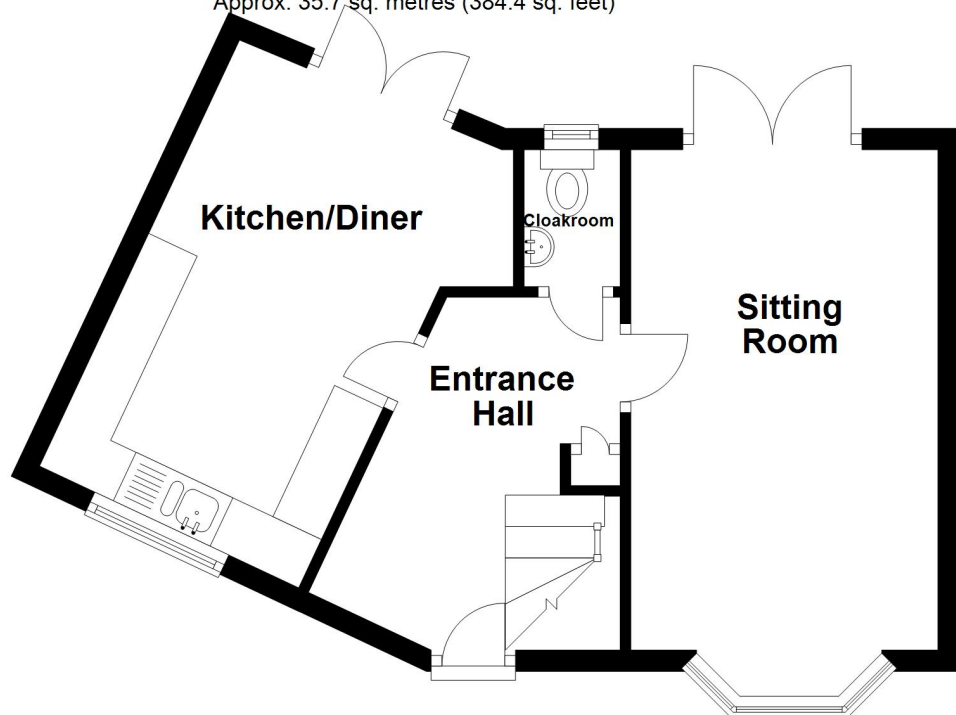
The rear garden is designed for easy maintenance having paved and shingled areas, artificial lawn and store shed, being enclosed by fenced boundaries with gated access to the front. There is designated parking for 2 cars.

DIRECTIONS

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing both mini roundabouts and turning left at the third in Fred Ackland Drive, follow the road bearing right then left, and the property can be seen on the right hand side, designated by our 'For Sale' sign.

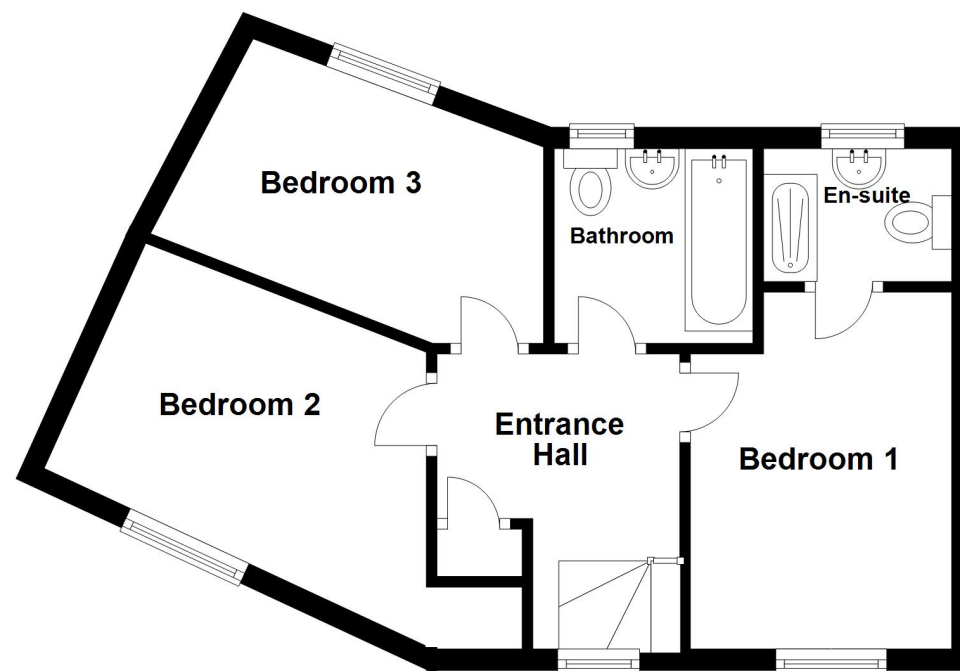
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



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.

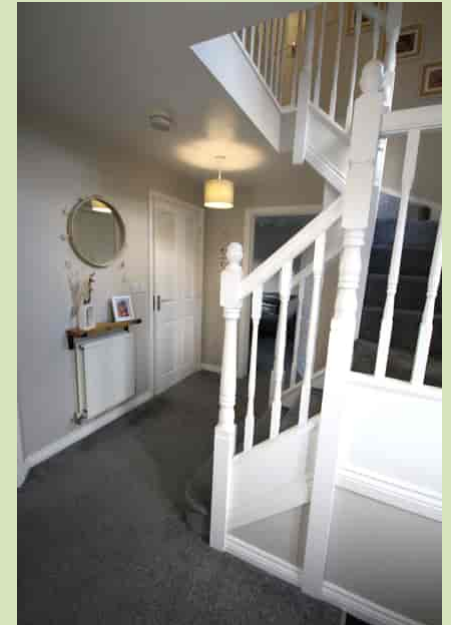
EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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

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