



40 Temple Road, King's Lynn
Asking Price £275,000

BELTON DUFFEY



40 TEMPLE ROAD, KING'S LYNN, NORFOLK, PE30 3SS

*** 3 BEDROOM DETACHED BUNGALOW *** CONVENIENT & POPULAR LOCATION *** GARAGE, GOOD SIZE GARDENS AND PARKING ***

A 3 bedroom detached bungalow with good size gardens, parking and detached garage, situated in a sought after location.

DESCRIPTION

*** 3 BEDROOM DETACHED BUNGALOW *** CONVENIENT & POPULAR LOCATION *** GARAGE, GOOD SIZE GARDENS AND PARKING ***

A 3 double double bedroom detached bungalow with good size gardens, parking and detached garage, situated in a sought after location.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen, inner hall, lean-to, 3 double bedrooms and bathroom.

Outside, the property is on a good size plot with gardens to the front and rear, there is ample parking and a detached garage.

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

SITUATION

Temple Road 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.

ENTRANCE HALL

4.07m x 1.0m (13' 4" x 3' 3") Electric trip switches, radiator.

SITTING ROOM

6.38m x 3.49m (20' 11" x 11' 5") Contemporary electric wall heater, 2 radiators, 2 windows.

INNER HALL

3.9m x 0.88m (12' 10" x 2' 11") Loft access, airing cupboard with shelving.

BEDROOM 1

4.1m x 2.90m (13' 5" x 9' 6") Radiator, window overlooking rear garden.

BEDROOM 2

3.39m x 2.48m (11' 1" x 8' 2") Radiator, window overlooking rear garden.

BEDROOM 3

2.85m x 2.91m both max (9' 4" x 9' 7" both max) Radiator.



BATHROOM

0m x 0m (0' 0" x 0' 0") 2.41m x 1.47m (7' 11" x 4' 10") Panelled bath with Triton mains shower over, low level WC, pedestal wash hand basin, radiator.

KITCHEN

3.95m x 2.42m (13' 0" x 7' 11") Worktops to 3 sides with maple effect cupboards and drawers under, stainless steel sink unit, matching wall cupboards, Baxi Duo-Tec gas central heating boiler, single glazed window onto the lean-to.

LEAN-TO

4.12m x 0.99m (13' 6" x 3' 3") Brick construction with a pitched polycarbonate roof.

OUTSIDE

The property occupies a generous size plot which is laid to lawn with shrubs to the front and a driveway leading to the single brick garage.

GARAGE

Up and over door, personal door, power and light.

The rear garden is mainly laid to lawn with various shrubs and is enclosed by fenced and hedged boundaries.

DIRECTIONS

From the Town Centre travel along Gaywood Road bearing left at the Gaywood Clock. Proceed down here, passing the Tesco Filling Station on the left hand side and turn right into Reffley Lane. Continue along passing the parade of shops and Reffley School on the right hand side, take the next left hand turning into Temple Road. Proceed along here, bearing left and the property will be seen ahead of you 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 C.

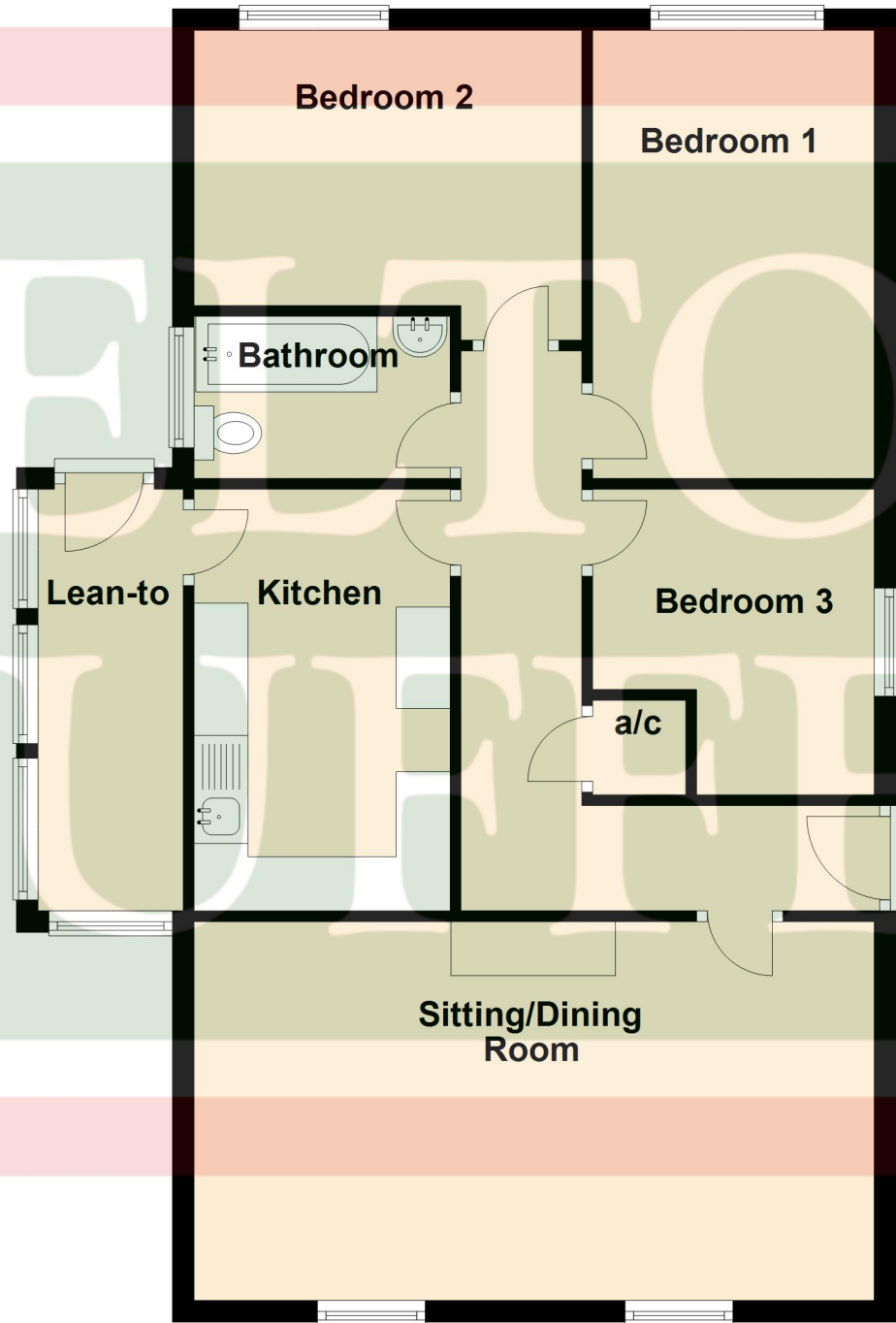
EPC - D.

Gas fired central heating.

TENURE

This property is for sale Freehold.

Ground Floor



VIEWING

Strictly by appointment with the agent.





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