



46 Temple Road, King's Lynn
Guide Price £340,000

BELTON DUFFEY



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

A substantially extended 4 bedroom, 2 bathroom, semi-detached bungalow situated in a sought after location with garage, parking and good size gardens. NO CHAIN.

DESCRIPTION

A deceptively spacious, substantially extended 4 bedroom, 2 bathroom, semi-detached bungalow situated in a sought after location with garage, parking and good size gardens. NO CHAIN.

The property was built circa 1988 and is installed with gas fired radiator central heating and double glazing. The accommodation briefly comprises entrance hall, large sitting room with wood burner and French doors to the rear garden, fully fitted kitchen/diner, utility room, 4 bedrooms, large bathroom and shower room. From the inner hallway are wooden stairs to a first floor attic room.

Outside the property has a driveway with ample parking leading to the single garage and front garden. There is a good size rear garden with summer house, potting shed and wood stores.

The agents recommend an early inspection of this property.

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

4.2m x 0.94m (13' 9" x 3' 1") Radiator.

BATHROOM

3.59m x 2.62m (11' 9" x 8' 7") Jacuzzi bath, large shower with mains shower and extractor light over, low level WC with walnut effect soft closure drawers under. Matching cosmetic wall cupboard, tiled wall areas, grey radiator, illuminated mirror.

SITTING ROOM

5.18m x 3.73m (17' 0" x 12' 3") French doors to rear garden, contemporary style Scan wood burner set on a pamment tiled hearth, decorative coved ceiling, opening into

KITCHEN/DINING ROOM

4.41m x 3.38m (14' 6" x 11' 1") Stone effect compact composite worktop with one and half bowl sink unit with chrome mixer tap, soft closure cupboards and drawers under, integrated dishwasher, Neff twin "hide and slide" ovens with pan drawer under and locker over, corner walk in shelved larder unit with downlighter. Further matching worktop with 5 ring induction hob, black splash back, extractor over and pan drawers under, further matching wall units. Dresser style unit with shelving, drawers cupboards and power points. Contemporary style radiator, twin aspect windows with views over the rear garden.

UTILITY ROOM

3.38m x 1.54m (11' 1" x 5' 1") Worcester Greenstar 3CDi classic ErP gas central heating boiler, matching worktops from kitchen with large sink unit with chrome mixer tap and matching soft closure cupboards under, space and plumbing for automatic washing machine and condenser dryer, space for fridge freezer, broom cupboard, radiator, high level window, double glazed door to outside, sliding door into kitchen.



INNER HALL

2.87m narrowing to 1.14m x 3.20m (9' 5" x 10' 6") Loft access, door with stairs leading to attic room.

ATTIC ROOM

4.4m x 2.6m max (14' 5" x 8' 6") Velux roof light, power, light and door into loft.

BEDROOM 1

5.3m into dressing area x 3.49m (17' 5" x 11' 5") Well fitted with a range of wardrobes, chest of drawers and lockers over the bedhead area, matching mirror, radiator. Arch to DRESSING AREA.

BEDROOM 2

3.46m x 3.21m (11' 4" x 10' 6") Radiator, window overlooking garden, double wardrobe.

BEDROOM 3

3.03m x 2.42m (9' 11" x 7' 11") Double wardrobe, radiator, window overlooking rear garden.

BEDROOM 4

2.87m x 2.71m (9' 5" x 8' 11") Radiator.

SHOWER ROOM

1.92m x 1.06m (6' 4" x 3' 6") Large shower cubicle with mains shower and rainfall shower, wash hand basin with grey soft closure drawers under, low level WC with concealed cistern, tiled floors and extensively tiled walls, heated grey chrome towel rail.

OUTSIDE

The property occupies a good size plot which is accessed via a brick pathway leading to the front entrance door with the front garden being laid to lawn with lavender. The rear garden is a fine feature of the property being laid to lawn with brick patio areas, garden pond, raised flower and shrub borders enclosed by railway sleepers. There is a pathway which continues to the utility room door and also the garage. Gated access leading to the driveway where there is parking for 2 large cars or 3 small cars. Non slip walkway leading to the raised decked area and the summerhouse.

POTTING SHED

3.33m x 1.85m (10' 11" x 6' 1") Power and light with work benches.

SUMMER HOUSE

4.20m x 3.50m (13' 9" x 11' 6") Power light and consumer unit. To the side of the summer house is a small store shed and log store.

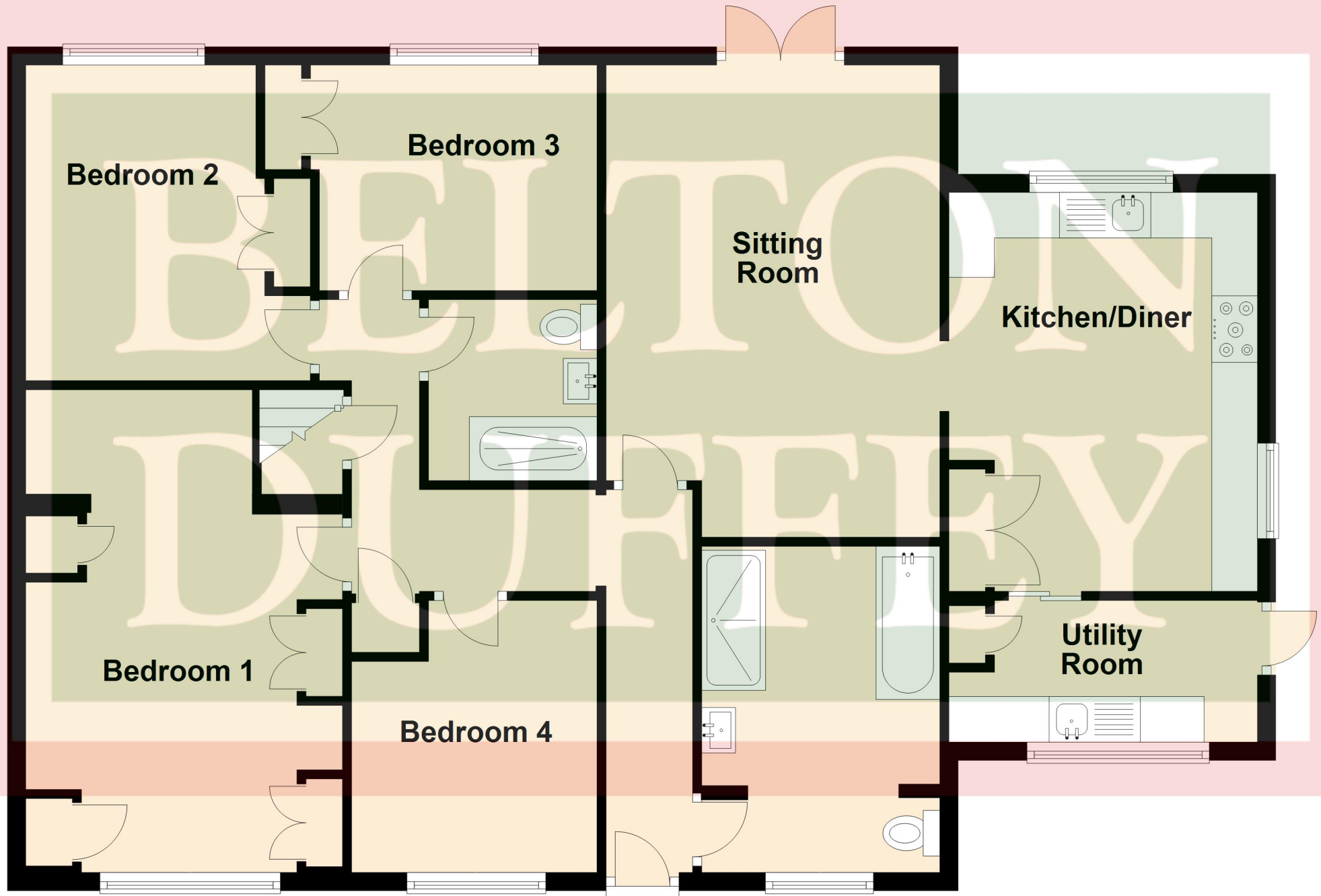
GARAGE

5.01m x 2.84m (16' 5" x 9' 4") Power and light, UPVC door.

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.

Ground Floor



OTHER INFORMATION

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

Council Tax Band B.

EPC - C.

Gas fired central heating.

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

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.

