



**56 Temple Road, King's Lynn**  
**Offers Over £350,000**

**BELTON DUFFEY**





# 56 TEMPLE ROAD, KING'S LYNN, NORFOLK, PE30 3SS

A 2 bedroom (formerly 3 bedrooms), 2 reception, detached bungalow with large conservatory, situated in a sought after location with garage and good size gardens. No onward chain.

## DESCRIPTION

A 2 bedroom (formerly 3 bedrooms), 2 reception detached bungalow with large conservatory, situated in a sought after location with garage and good size gardens.

The property was built in the late 1980's and is installed with gas fired radiator central heating and double glazing.

The accommodation briefly comprises entrance hall, sitting room/dining room, fitted kitchen with granite worktops, 2 bedrooms, dining room (formerly bedroom 3), wet room and a large conservatory.

Outside, the property has a driveway leading to the single garage and has a good size private rear garden with summer house, shed and greenhouse.

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

3.97m x 1.11m (13' x 3' 8") Walnut effect laminate flooring, low threshold door and ramp, radiator, UPVC double glazed door to outside, electric trip switches, door into the sitting room/dining room.

## INNER HALL

3.74m x 0.88m (12' 3" x 2' 11") Doors into kitchen, bedroom and bathroom, loft access, airing cupboard housing a Worcester Greenstar 27CDi combination boiler.

## SITTING ROOM/DINING ROOM

6.37m x 3.50m (20' 11" x 11' 6") Into chimney breast recess, 2 windows to front aspect, 2 radiators, electric coal effect inset fire with marble insert and hearth and an oak surround.

## KITCHEN

3.93m x 2.49m (12' 11" x 8' 2") Granite worktops to three sides, one and half bowl stainless steel sink unit with chrome mixer tap, oak fronted cupboards with drawers under, five ring electric hob with two ovens and grill, extractor over, adjoining worktop, cupboard under and matching wall cupboards, space for washing machine and condenser dryer, space for fridge freezer, tiled walls, ceramic tiled floor, window to side, radiator, UPVC double glazed door to outside, low door threshold and ramp..







## **BEDROOM 1**

4.01m x 2.80m (13' 2" x 9' 2") Radiator, fitted wardrobe, window to rear overlooking rear garden.

## **BEDROOM 2**

3.48m x 2.47m (11' 5" x 8' 1") excluding door recess, radiator, window overlooking the rear garden.

## **WET ROOM**

2.38m x 1.50m (7' 10" x 4' 11") Aqualisa mains shower, non-slip floor, fitted unit, low level WC, wash hand basin with chrome mixer tap, fully tiled walls, frosted window to side and radiator.

## **DINING ROOM (FORMERLY BEDROOM 3)**

2.08m x 2.73m (6' 10" x 8' 11") Walnut effect laminate flooring, radiator, French doors leading to conservatory, low level threshold.

## **CONSERVATORY**

UPVC double glazed units with glazed roof and double doors with low threshold to outside and access to the garage.

## **BRICK BUILT GARAGE**

4.86m x 2.85m (15' 11" x 9' 4") Power, light, up and over door, double glazed frosted window to side, personal door.

## **OUTSIDE**

The property is approached via a driveway that leads to the brick built GARAGE with power and light. A gated access leads to the side of the property with a ramp leading up to the back door. There is a paved patio and timber summer house 3.56m x 2.71m (11' 8" x 8' 11"). Garden shed 2.04m x 2.03m (6' 8" x 6' 8").

The rear garden is a fine feature of the property, being laid to lawn, with various flowers and shrubs, being enclosed by a hedged boundary for privacy and seclusion. A paved pathway runs to the south side which is enclosed by a brick wall boundary with outside tap and a gated access which leads to the front garden.

## **GREENHOUSE**

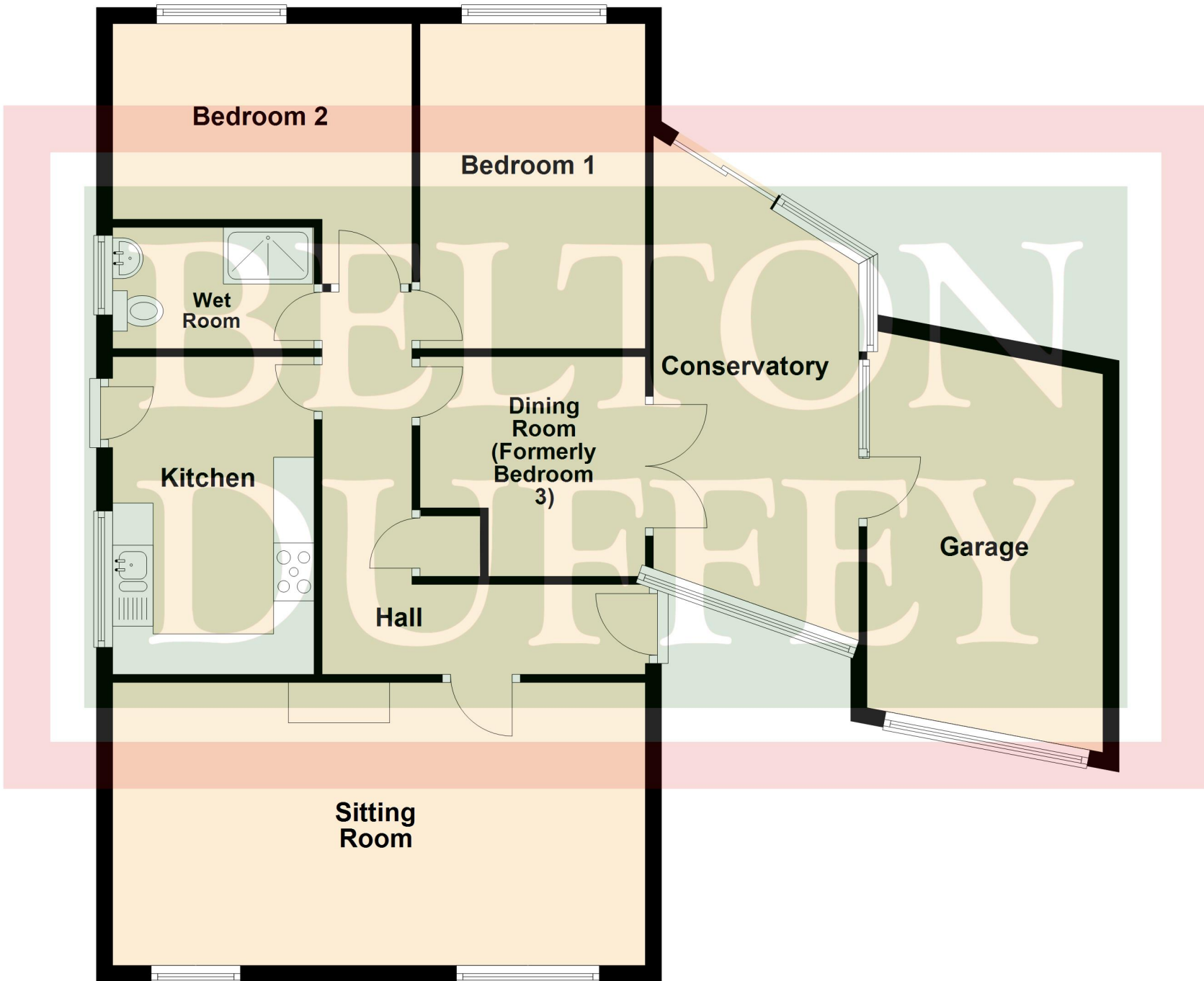
3.7m x 2.46m (12' 2" x 8' 1")

## **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 C.

Gas central heating.

EPC - D

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







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