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COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
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ESTATE AGENTS

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NATIONAL ASSOCIATION OF
NAEA
ESTATE AGENTS

6 Meadow Close, King's Lynn, PE30 2HP

22389

* Detached chalet * 2 / 3 Bedrooms * 1 / 2 Receptions * Bathroom & Wet room *
* Conservatory * Garage / utility *

£239,995

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NAEA
The Property Ombudsman
MAYOR'S BUSINESS AWARDS IN ASSOCIATION WITH Lynn News WINNER OF 2013 THE MAYORS AWARD FOR CUSTOMER CARE

BRIEF DESCRIPTION:

Offered to the market is this extremely well presented, detached chalet which offers versatile accommodation which briefly comprises: entrance hall with storage cupboard, lounge with French doors to the conservatory which in turn leads to the rear garden, a superb, contemporary, 16ft kitchen / breakfast room which has built-in fridge, freezer, dishwasher, hob and double oven as well as a breakfast bar. A dining room which could also be used as a 3rd bedroom and a large wet room. To the 1st floor are 2 double bedrooms which both have fitted wardrobes and a family bathroom.

Outside to the front of the house is a lawned area as well as a shingled area to the side for parking. To the rear is a very well presented, low maintenance garden which is laid to patio with slate areas and a pergola and French doors which lead to the rear of the garage which has been converted in to 2 areas offering a very useful utility / garden room and a storage area with boarded loft for storage.

The house has double glazing and gas central heating as well as solar panels to the rear roof (more information on these is available upon request from the vendor).

N.B. The house is located to the rear of an industrial estate.

Council Tax Band: C.

EPC RATING: B

TO VIEW THIS PROPERTY:

If you wish to view this property please call the office so that we can make a mutually convenient appointment for you.

HOW TO GET THERE:

From King's Lynn town proceed out and head along Edward Benefer Way. Turn left just before you reach the Fire Station on to Estuary Road and follow the road to the bottom, bearing round the righthand turn and then turn right on to Meadow Road and the property is the 1st on the right hand side.
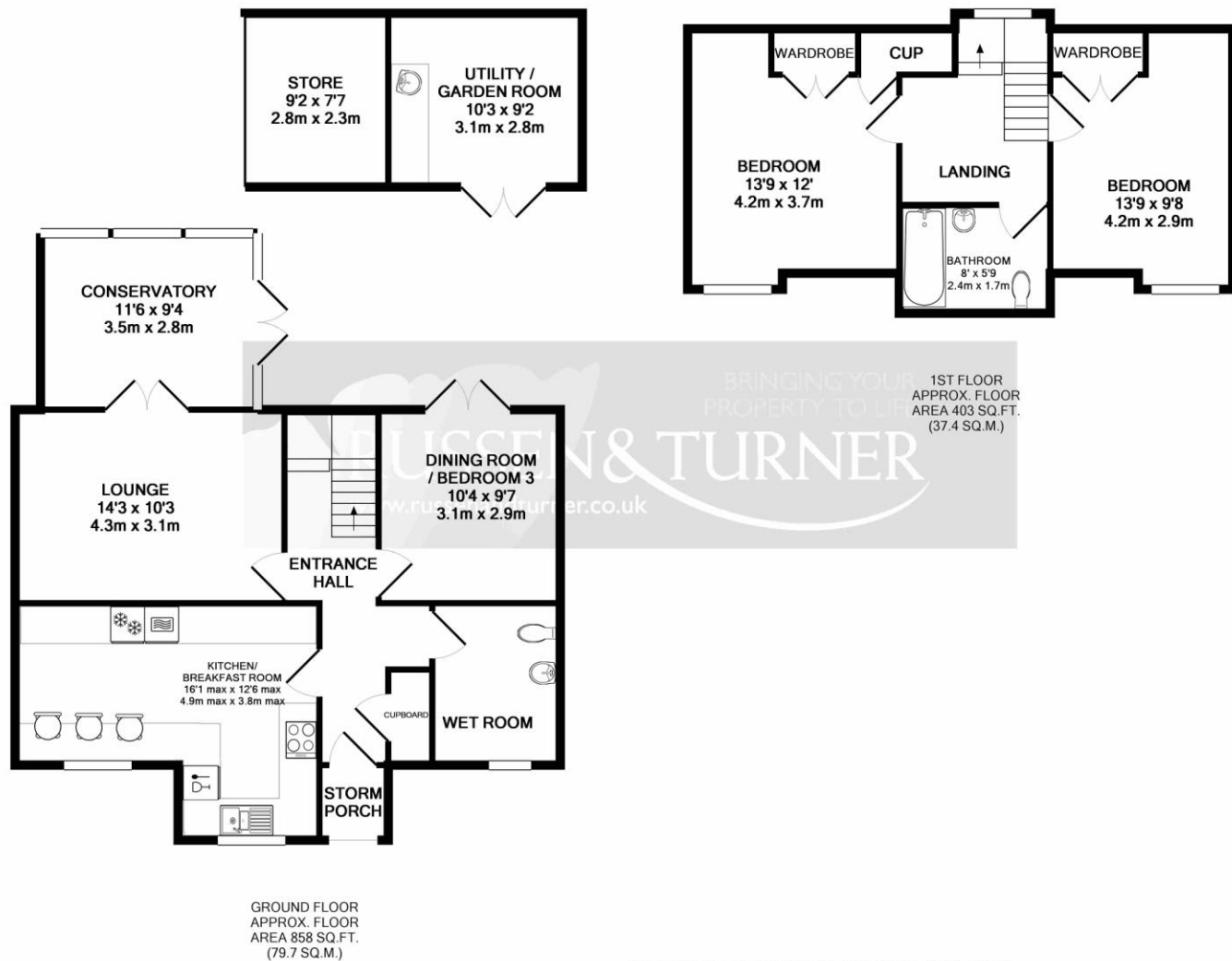
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.

STORE
9'2 x 7'7
2.8m x 2.3m

UTILITY /
GARDEN ROOM
10'3 x 9'2
3.1m x 2.8m

WARDROBE

CUP

WARDROBE

BEDROOM
13'9 x 12'
4.2m x 3.7m

LANDING

BEDROOM
13'9 x 9'8
4.2m x 2.9m

BATHROOM
8' x 5'9
2.4m x 1.7m

CONSERVATORY
11'6 x 9'4
3.5m x 2.8m

1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

LOUNGE
14'3 x 10'3
4.3m x 3.1m

DINING ROOM
/ BEDROOM 3
10'4 x 9'7
3.1m x 2.9m

ENTRANCE
HALL

KITCHEN/
BREAKFAST ROOM
16'1 max x 12'6 max
4.9m max x 3.8m max

CUPBOARD

WET ROOM

STORM
PORCH

GROUND FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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