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ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187

29 Hulton Road, Gaywood, King's Lynn, PE30 4QE

22728



*** Semi-Detached House * Three Bedrooms * Two Reception Rooms *
* 18ft Kitchen/Diner * South Facing Garden * Off-road Parking ***



£190,000

ESTATE AGENTS

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this extended, three bedroom, semi-detached house in the ever popular Gaywood area of King's Lynn.

The home offers a good level of flexible family accommodation, the entrance hallway leads you through into the living room with coal effect gas fire, a large arch combines the living room with the family room which has double doors that open through into the 18ft kitchen/diner. The kitchen has fitted units and freestanding cooker, and two large storage cupboards, the dining area has double doors that look out and onto the south facing garden. Downstairs you will also find the family bathroom with three piece fitted suite and shower over the bath. To the first floor are the three well proportioned bedrooms, the two larger bedrooms both offering an abundance of built in wardrobe space.

To the front of the property there is off-road parking and access via a side gate to the rear garden. The south facing rear garden is laid mainly to lawn and has a covered veranda off of the rear of the property that offers a fantastic, private dining space for entertaining friends and family.

The home has PVCu double glazing and gas central heating.

Council Tax Band: .

EPC RATING: D

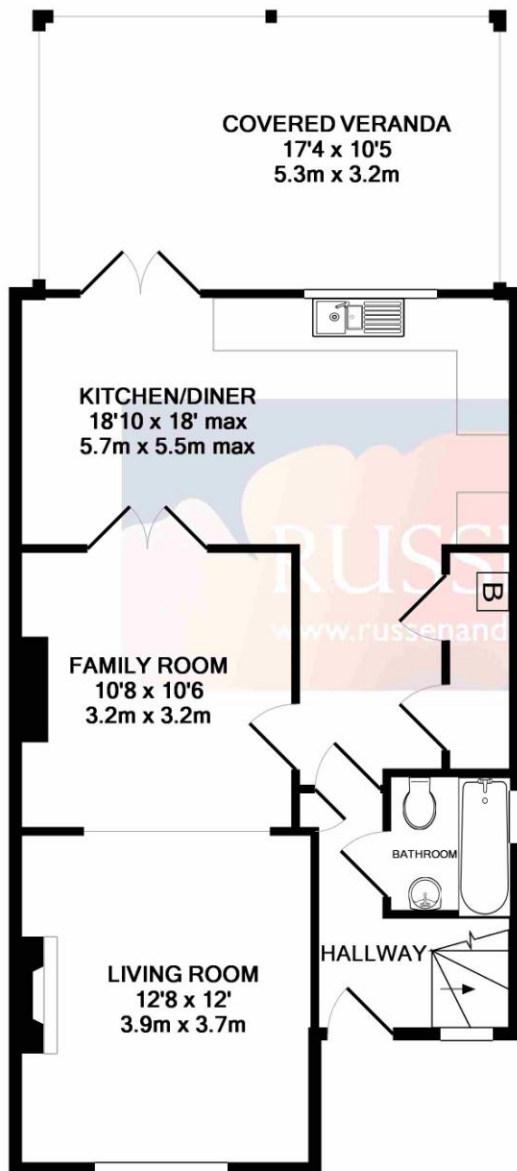
LOCATION:

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.

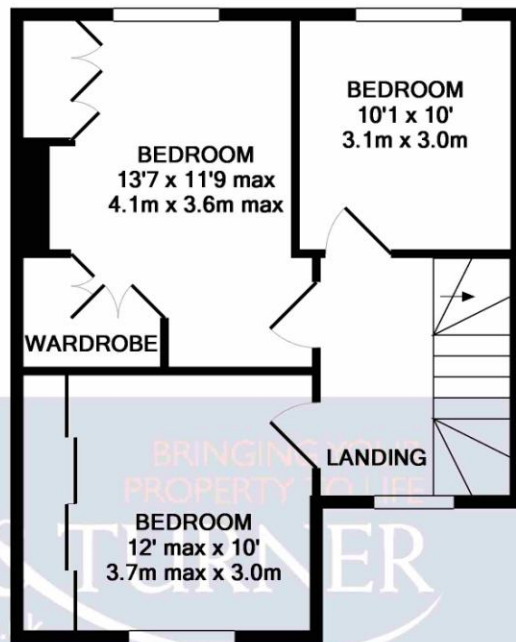
HOW WE CAN HELP:

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.





GROUND FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.1 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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.
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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

