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ESTATE AGENTS

01553 768187

1 Russett Close, King's Lynn, PE30 3HB

07965



*** Semi-Detached House * Three Bedrooms * Three Reception Rooms *
* Corner Plot * Garage * Very Well Presented ***



£235,000

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 excited to offer to the market this very well presented, extended, three bedroom, semi detached house in the sought after 'Reffley' development.

Set on a corner plot the home offers a fantastic level of flexible family accommodation. The entrance hallway leads you through into the modern kitchen with granite worktops, 5 ring gas hob, double oven and ambient lighting, the kitchen opens into the utility area which has a lantern roof that floods the room with natural light. Off of the kitchen are the three open plan reception rooms, the living room has a fire place with gas fire, an archway opens into the family room that in turn leads into the dining room which is flooded with light by the lantern roof and sliding doors that open out onto a decking area.

To the first floor and off of the landing are the three well proportioned bedrooms, the master offering built in wardrobes with sliding doors, and the stylish family bathroom with a three piece suite including a spa bath with shower over.

To the front of the property is a low maintenance garden, which could be converted to add off-road parking (subject to the usual relevant planning permissions). The larger than average rear garden offers two distinct areas. The first is a private raised garden laid to lawn with flower beds and a small raised pond. The second is a patio and decking area which would make an ideal space for al-fresco dining. In the garden you will also find the 'hidden gem' which is the outdoor bar/garden room which has power and lighting as well as being double glazed. The garden also gives access to the detached single garage.

The home is fully PVCu double glazed and has gas central heating.

Council Tax Band: .

EPC RATING: D

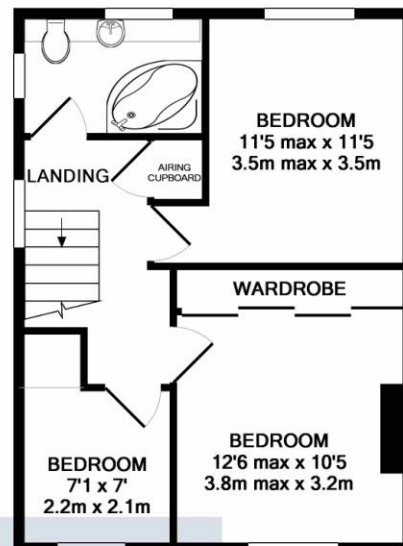
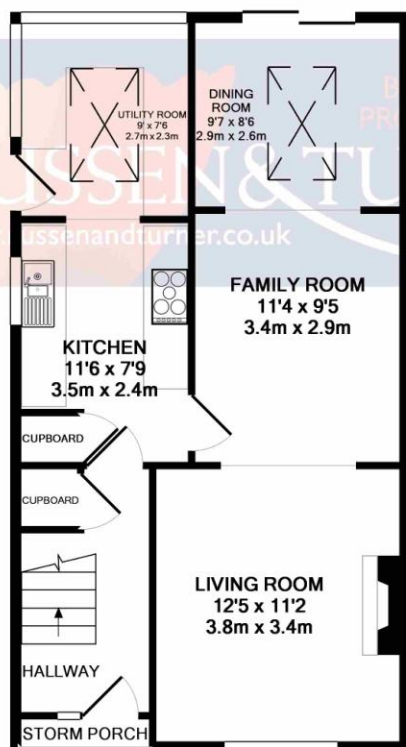
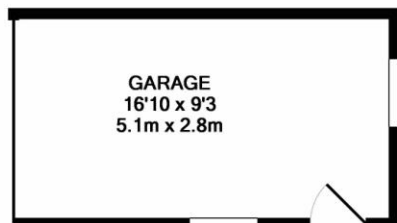
LOCATION:

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.





1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1226 SQ.FT. (113.9 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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