

Price £190,000 Freehold



40 Gaskell Way, Kings Lynn, King's Lynn, Norfolk, PE30 3SD

A mature semi-detached house offering accommodation including:- Entrance Hall, Kitchen, Conservatory and Lounge/Diner to the ground floor, along with Landing, Three Bedrooms and Bathroom to the first floor. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear, along with off-road parking and a detached Sectional Garage.

The property is situated in the popular Reffley Area within King's Lynn. Kings Lynn is a large market town which offers a good range of facilities including Alive Leisure centre, swimming pool, shops, pubs, restaurants, the popular historic Quay area and the North Norfolk coast is approximately 30 minutes drive. King's Lynn also has the benefit of a main line rail link to Ely, Cambridge and London Kings Cross.

KINGS LYNN

GROUND FLOOR

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured ceiling, power points, telephone socket, double radiator, stairs to first floor landing, under stairs cupboard, doors to Kitchen and Lounge/Diner.

KITCHEN

10'8 max x 8'7 max (3.25m max x 2.62m max)
Textured and coved ceiling, wood laminate flooring, power points, plumbing provision for washing machine, range of matching wall and base units with cream gloss doors and square edged work surfaces over and pan drawers fitted, tiled splash backs, one and a half bowl ceramic sink unit with single drainer and mixer tap over, space for cooker with cooker hood set in a pull out canopy over, space for fridge/freezer, UPVC double glazed window and UPVC double glazed door to conservatory.

CONSERVATORY

14'1 x 7'0 (4.29m x 2.13m)
Double glazed white aluminium with a double glazed glass roof, herring-bone wood block flooring, white double glazed aluminium sliding door to rear.

LOUNGE/DINER

21'10 x 11'5 narrowing to 8'10 (6.65m x 3.48m narrowing to 2.69m)
Textured and coved ceiling, power points, television point, two double radiators, UPVC double glazed window to front and rear.

FIRST FLOOR

LANDING

Textured ceiling, access to roof space, power point, UPVC double glazed window to side, doors to:-

BEDROOM 1

10'10 x 10'8 min (3.30m x 3.25m min)
Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear.

BEDROOM 2

11'4 x 8'3 min (3.45m x 2.51m min)
Textured and coved ceiling, power points, double radiator, UPVC double glazed window to front.

BEDROOM 3

8'4 max x 7'8 max (2.54m max x 2.34m max)
Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, fitted shelving.

BATHROOM

7'8 max x 5'5 max narrowing to 4'6 (2.34m max x 1.65m max narrowing to 1.37m)
Textured ceiling, tiled floor, full height ceramic wall tiling, UPVC double glazed window to rear, chrome heated towel rail, cupboard housing gas fired boiler supplying domestic hot water and radiators, suite comprising panelled bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin and cupboard under, low level WC.

OUTSIDE

FRONT

Garden laid mainly to gravel along with a concrete car standing area and a shared concrete driveway leading to the garage at the rear. There is also a gate giving pedestrian access to the rear garden.

REAR

An enclosed garden laid mainly to lawn with inset shrubs plants and a mature cherry tree. Paved patio area to the rear of the conservatory, timber garden shed, outside tap.

GARAGE

A sectional garage with up and over door.

ADDITIONAL NOTES

ENERGY RATING

EPC = D

COUNCIL TAX BAND

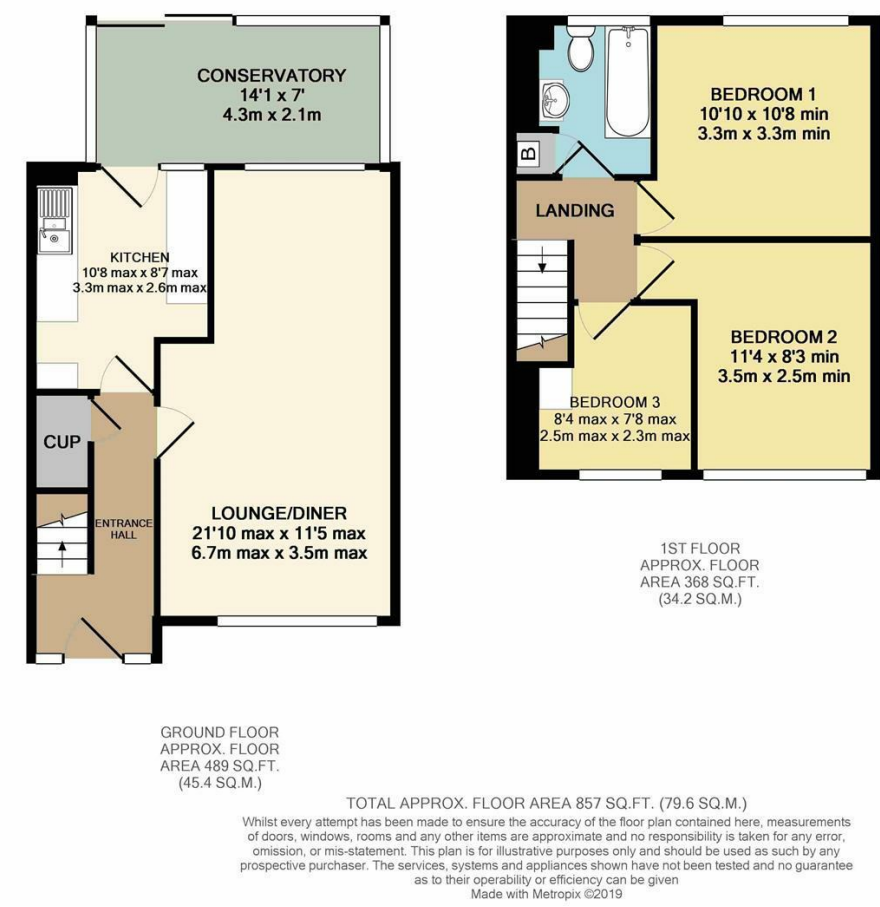
Council Tax Band - B = £1390.65 for 2019/20

SERVICES

We understand there is a main supply of Gas, Electricity, Water and Drainage installed to the property.

DIRECTIONS

Leave our King's Lynn Office by heading down Railway Road and bear right at the end into Austin Street and then keep in the left hand lane and follow round to the left into Gaywood Road. At the traffic lights by Gaywood Clock Tower keep in the left hand lane and bear left into Wootton Road. Continue along this road and after approximately three quarters of a mile pass the Tesco Express garage on your left and then take the next right into Reffley Lane. Take the second turning left into Houghton Avenue and follow the road round to the right into Gaskell Way. Follow the road round and the property will be found on the right hand side.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.