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

01553 768187

109 Gaskell Way, King's Lynn, PE30 3SG

DRAFT DETAILS

00665



*** Semi-detached house * 4 Bedrooms * 3 Receptions * 2 Bathrooms *
* Ample parking * Popular location ***



£285,000

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 well-presented, 4 bedroom, family home situated on a generous plot on the highly sought after Reffley development. The house has double glazing and is gas centrally heated with accommodation briefly comprising: entrance hall, 24ft lounge with bow window to the front and French doors to the rear, open plan kitchen / dining room with a range of fitted units and a door to the rear garden, rear lobby / utility room, playroom and a shower room. To the 1st floor are 4 bedrooms and a bathroom and separate W.C.

Outside to the front of the house there is ample parking for several vehicles and a shingled area. The rear garden is laid mainly to lawn with shrubs and trees to the boundaries and a large entertainment area which has a fantastic timber pergola (available by separate negotiation) perfect for a hot-tub area. There is also a superb child's playhouse and a cabin style office / summer house / man cave which has power and light and which are included in the sale.

Council Tax Band: B.

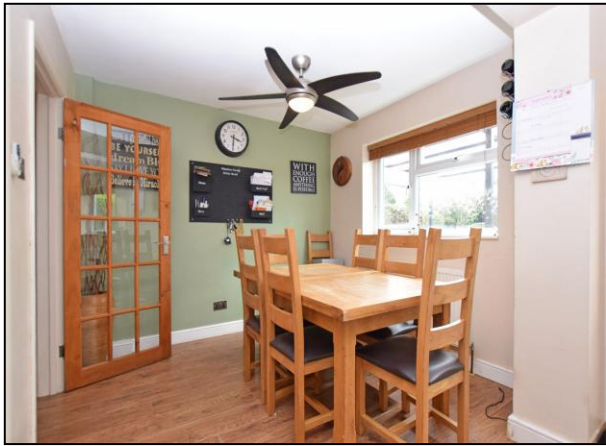
EPC RATING: C

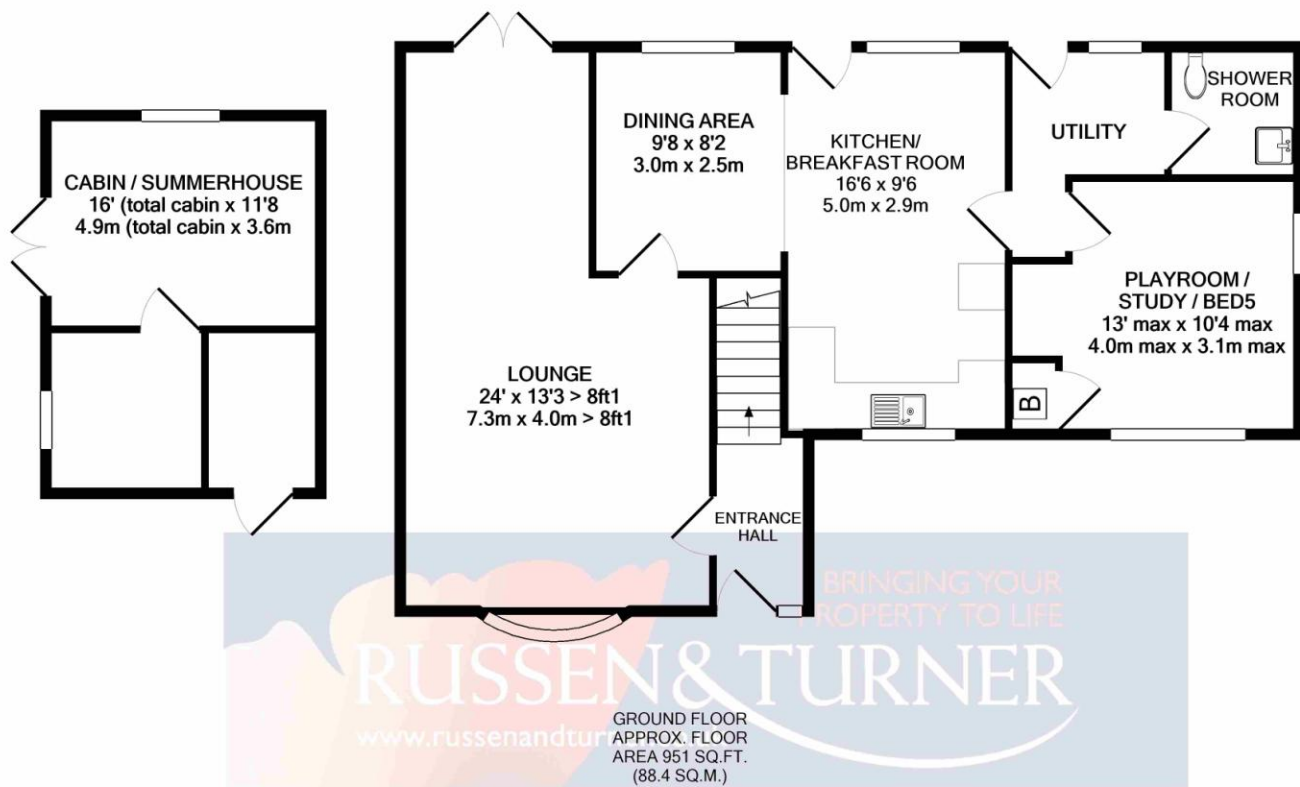
LOCATION:

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:

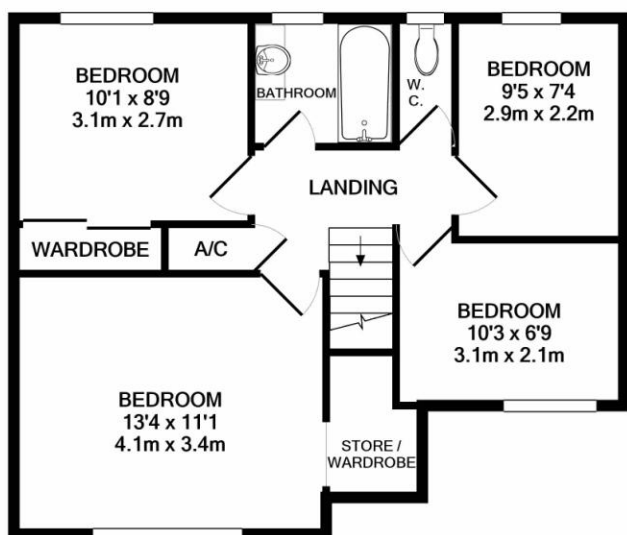
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





TOTAL APPROX. FLOOR AREA 1467 SQ.FT. (136.3 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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1ST FLOOR
APPROX. FLOOR AREA 515 SQ.FT. (47.9 SQ.M.)

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.

