

## 2 Ferry Road, West Lynn, King's Lynn, PE34 3NB

12919



**\* Detached House \* 3 Reception Rooms \* 4 Double Bedrooms \*  
\* Village Location \* Conservatory \* Well Presented \***



# O.I.E.O £365,000

**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, four bedroom, detached family home in the village of West Lynn.

Set on a deceptively large plot the home offers a fantastic level of flexible, family accommodation. The entrance hallway welcomes you into the home. The 26ft bay fronted living room is an ideal family space with an open fire and has double doors that takes you into the conservatory, the conservatory has doors that open into the garden and leads you into the second reception room. The current owners use this as an office but it could make an ideal play room. The integral garage can also be accessed from this room. Back off the hallway you will find the dining room and the kitchen. The kitchen has modern fitted units, gas hob, electric oven and a breakfast bar making this an ideal sociable space. Off the kitchen is the utility and boot room with access to the garden. Downstairs there is also a W.C.

Upstairs to the light and airy landing you will find the four double bedrooms. The master has offers built in wardrobes as does the second and third bedrooms. The family bathroom has a three piece fitted suite and shower over the bath.

To the front of the property an iron gate gives access to the private drive way and abundance of off-road parking. To the front of the property there are mature gardens with an array of trees and shrubs as well as a small pond. The rear garden has a patio area and a garden laid to lawn with flowers borders.

The home has double glazing and gas fired central heating.

**Council Tax Band: E.**

## **EPC RATING: E**

## **LOCATION:**

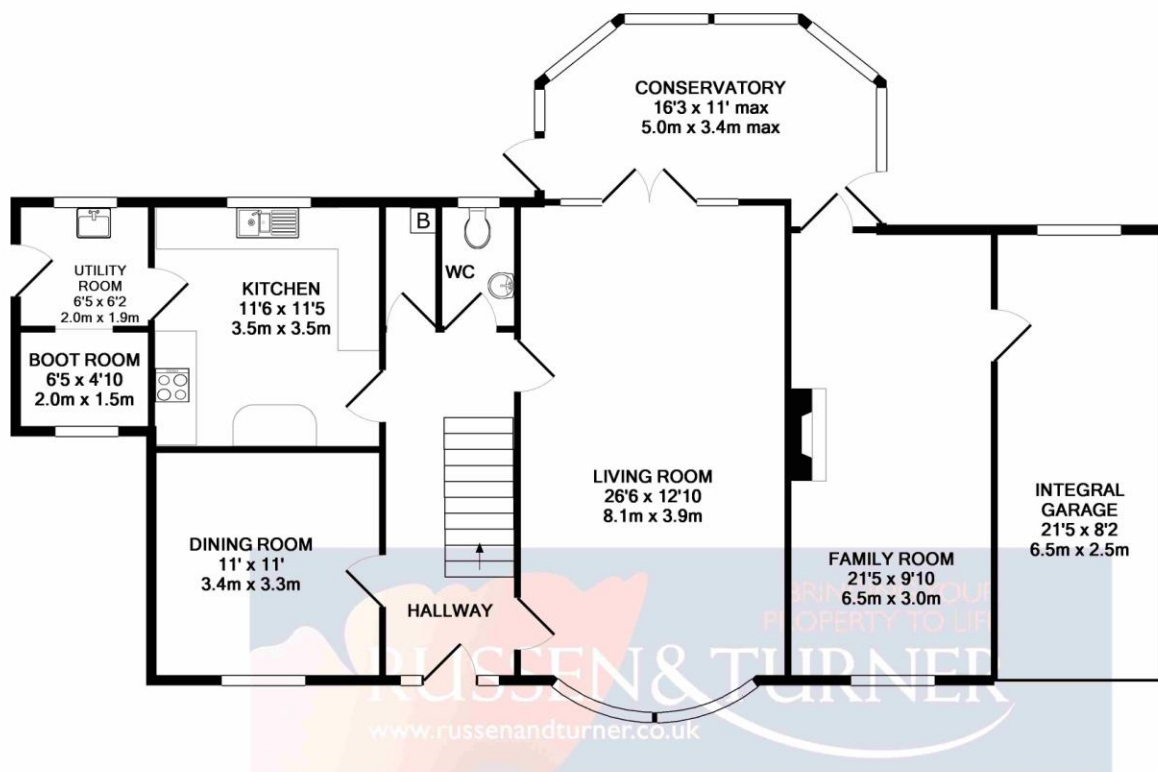
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under 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.



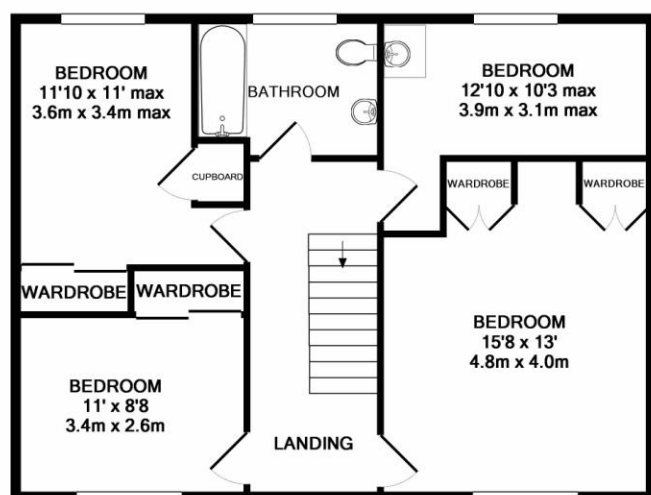




GROUND FLOOR  
APPROX. FLOOR  
AREA 1292 SQ.FT.  
(120.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1979 SQ.FT. (183.9 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  
Made with Metropix ©2019



1ST FLOOR  
APPROX. FLOOR  
AREA 687 SQ.FT.  
(63.8 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.

Plan made with Metropix ©2014

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 1<sup>st</sup> 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.

