

## 40 Russett Close, King's Lynn, PE30 3HB

22992



**\* Semi-detached house \* 4 Bedrooms \* 27ft4 Kitchen / dining \*  
\* 24ft8 Garden room \* Garage \* No chain \***



# £275,000

**ESTATE AGENTS**  
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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 and Turner are delighted to offer to the market this beautifully presented, 4 bedroom, semi-detached house which has been extended and renovated by the current owners. The house offers excellent family accommodation which briefly comprises: porch, entrance hall, lounge with bow window to the front and a log-burner, an impressive 27ft4 kitchen / dining room which boast a range of fitted units with a built-in oven and hob, a breakfast bar area and a door to the superb 24ft8 garden room which has a vaulted ceiling, 2 doors to the rear garden, skylights and a door to the W.C. To the 1st floor are 4 well-proportioned bedrooms and a family bathroom which has a 4 piece suite which comprises a shower cubicle, jacuzzi bath, W.C. and a wash basin.

Outside to the front of the property is a lawned area with shrubs to the borders and a drive which leads to the integral garage which houses the boiler. The rear garden is a generous size and is laid mainly to lawn with 2 garden sheds, a vast array of shrubs and flowers to the borders and a gate offering rear access.

The house has solar panels and is available with no onward chain.

**Council Tax Band: C.**

**EPC RATING: C**

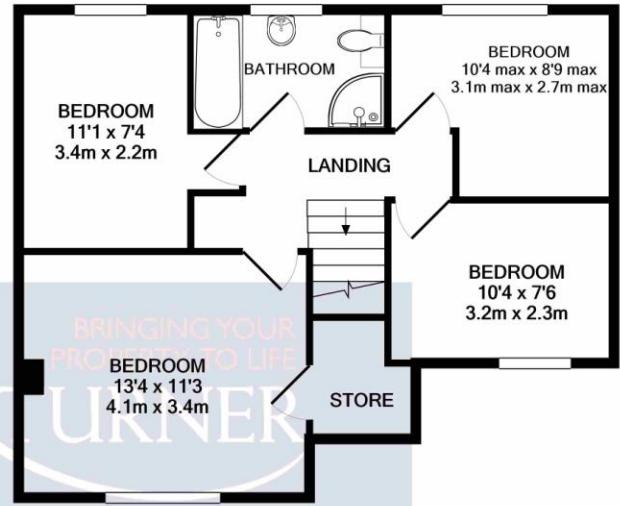
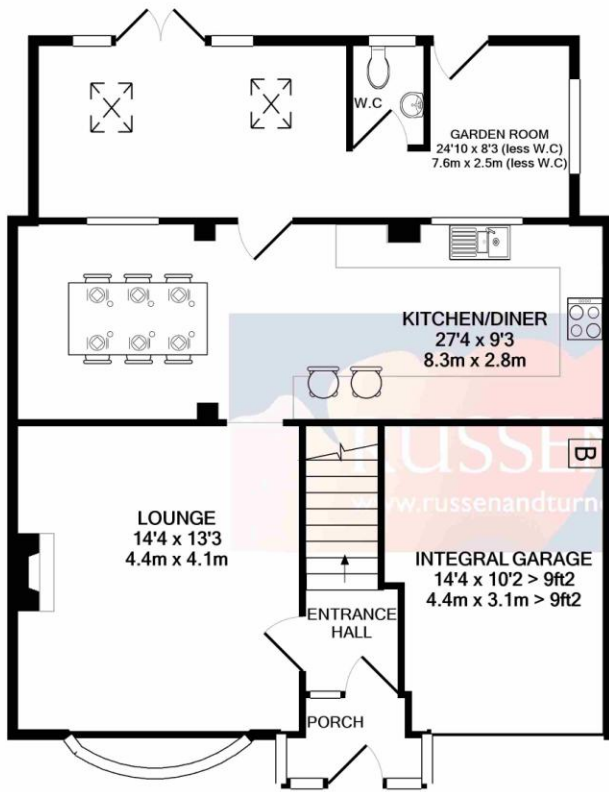
## **LOCATION:**

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 1410 SQ.FT. (131.0 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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