

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

15290



*** Semi-Detached House * Three Bedrooms * Very Well Presented *
* 24ft Living/Dining Room * Sought After Location * Extended ***



£215,000

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 & Turner are pleased to offer to the market this very well presented, three bedroom, semi-detached home set on the sought after 'Reffley' development.

This extended home offers a good level of flexible, family accommodation which briefly compromises; Entrance Hallway with stairs to the first floor, 24ft living/dining room with wooden floor that opens into the modern kitchen. The stylish kitchen has modern, high-gloss units and free-standing gas range cooker, the kitchen has a door that leads into the garden and also opens into the utility area and downstairs W.C. Upstairs are the three well proportioned bedrooms all with exposed wooden floorboards and the family shower room. Finished in tones of grey and white the shower room has a large walk-in shower, pedestal washbasin and W.C.

Outside to the front of the property is gravel off-road parking and access to the attached single garage. The rear garden offers a good degree of privacy with a hardstanding area ideal for a table and chairs for al-fresco dining and a garden laid to lawn.

The home has PVCu double glazing and gas fired warm air heating.

Council Tax Band: B.

EPC RATING: D

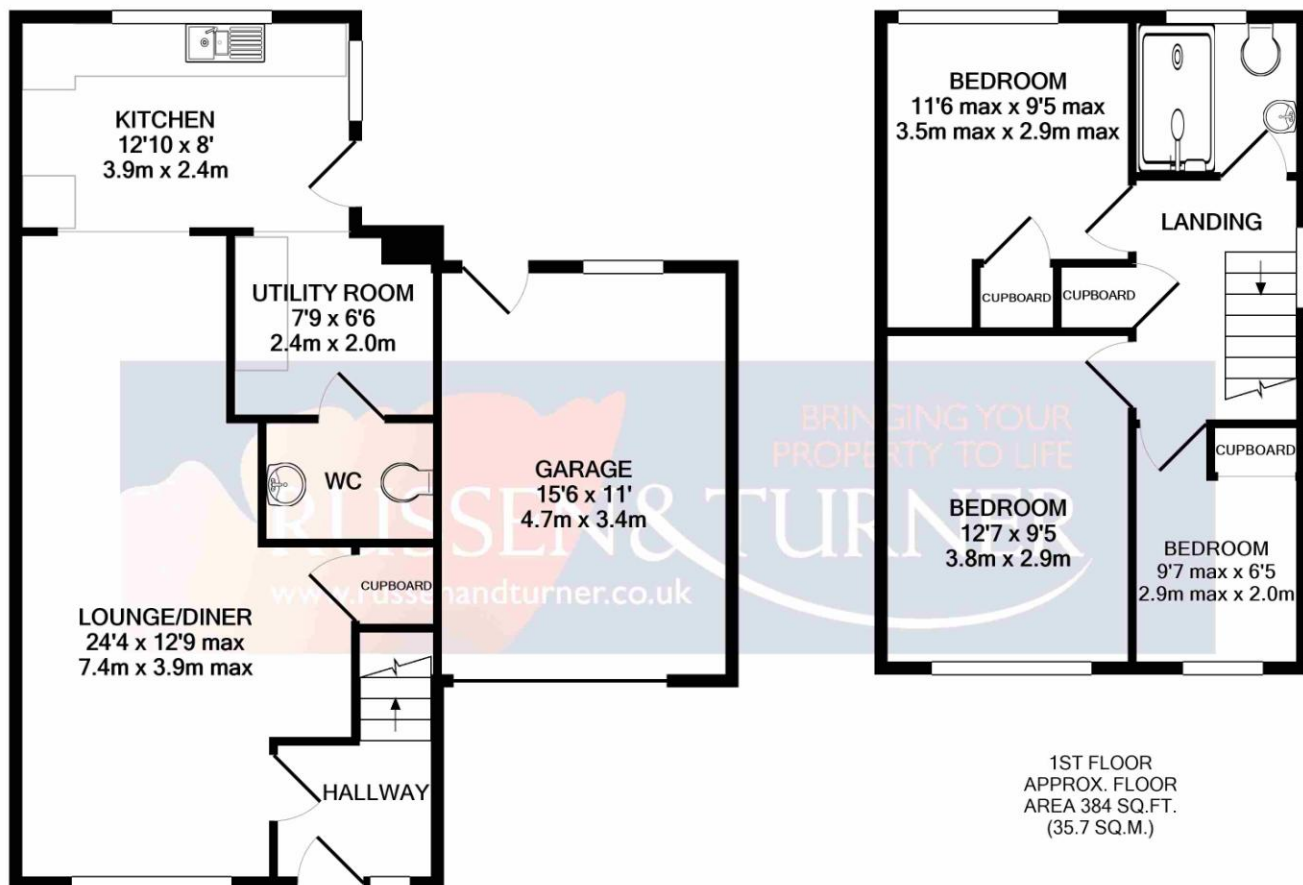
LOCATION:

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.





GROUND FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.6 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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