



## 9 Jermyn Road, King's Lynn, PE30 4AD

**DRAFT DETAILS**

07942



**\* Semi-Detached House \* Four Bedrooms \* Very Well Presented \*  
\* Highly Desirable Location \* Flexible Accommodation \* Off-Road Parking \***

# £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 very well presented, four bedroom, semi-detached home in the highly desirable 'Newlyn' area of King's Lynn.

Extended by the current owners this fantastic property offers an abundance of flexible family accommodation. The entrance hallway leads you into the bay fronted living room with woodburner, dining room with double doors that open out onto decking, and a snug area. The snug leads you into the stunning family breakfast room, and ideal space for entertaining friends and family, with fitted wooden units, space for a freestanding range cooker, integrated fridge, an island and double doors that open onto the decking. The integral garage can also be accessed from the kitchen, there is plumbing for a washing machine, and a sink within the garage.

To the first floor, the split landing takes you into the four well proportioned bedrooms. The bay fronted master bedroom has stylish fitted wardrobes as does the second bedroom. The modern family bathroom has three piece suite including a freestanding bath and corner shower. There is also a separate shower room with corner shower on the first floor.

To the front of the property there is off road parking and access to the integral garage. To the side of the plot there is more, gated, off-road parking and a garden laid to lawn. The rear garden offers a good degree of privacy and the decking provides an ideal area for al-fresco dining. Steps lead you down to the garden which is laid to lawn with mature shrubs to the borders.

The home is fully PVCu double glazed and has gas fired central heating.

**Council Tax Band: .**

**EPC RATING: D**

## **LOCATION:**

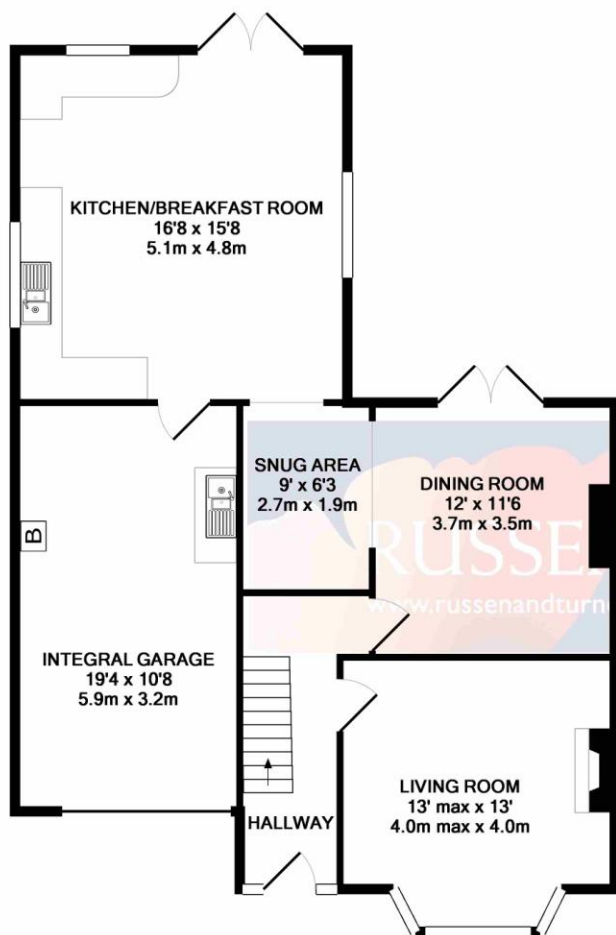
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under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

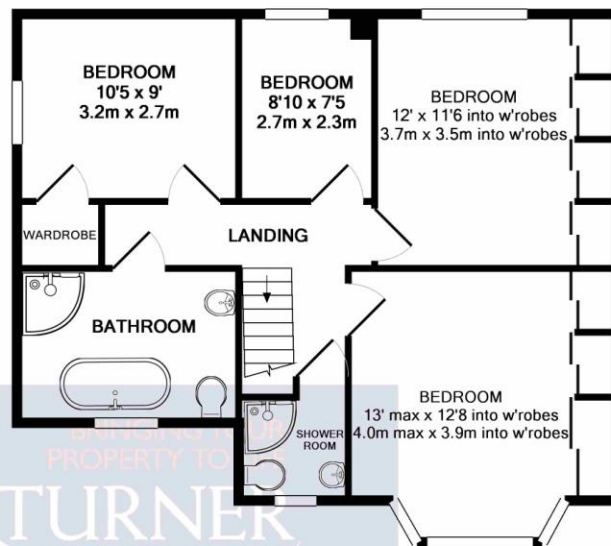
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.







GROUND FLOOR  
APPROX. FLOOR  
AREA 885 SQ.FT.  
(82.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 627 SQ.FT.  
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1512 SQ.FT. (140.4 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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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 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.

