



## 67 Dairy Way, King's Lynn, PE30 4DU

21684



- \* Semi-Detached House \* Three Bedrooms \* Main Bedroom with En-suite \*
- \* Superb 15ft Kitchen/Diner \* Two Allocated Parking Spaces \*
- \* Close to local amenities \*

# £182,500

**ESTATE AGENTS**

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Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

## **BRIEF DESCRIPTION:**

Set just off of Wootton Road and one mile from the local amenities including supermarket, butchers and library is this superbly presented, three bedroom semi-detached home. The house offers a good level of modern, family accommodation with gas central heating, rear garden, and two allocated parking spaces.

The accommodation briefly comprises; light filled, dual aspect 15ft living room, fantastic modern kitchen/diner which boasts French doors into the rear garden along with fitted units, gas hob, electric oven and space for a dining table. The ground floor also offers a W.C.

To the first floor the beautiful finish continues, there are three well proportioned bedrooms, the main bedroom offers a wealth of storage thanks to the fitted double wardrobe and an en-suite shower room. Bedroom two is a good sized double with bedroom three a single room, ideal for a nursery or an office for working from home. Upstairs you will also find the family bathroom which includes a white three piece suite with W.C. wash basin and bath with shower over.

To the front of the property you will find the two allocated, off-road parking spaces. The fully enclosed rear garden offers a good degree of privacy with a patio area and a lawn with mature flower beds to the borders.

**Council Tax Band: B.**

## **EPC RATING: C**

## **LOCATION:**

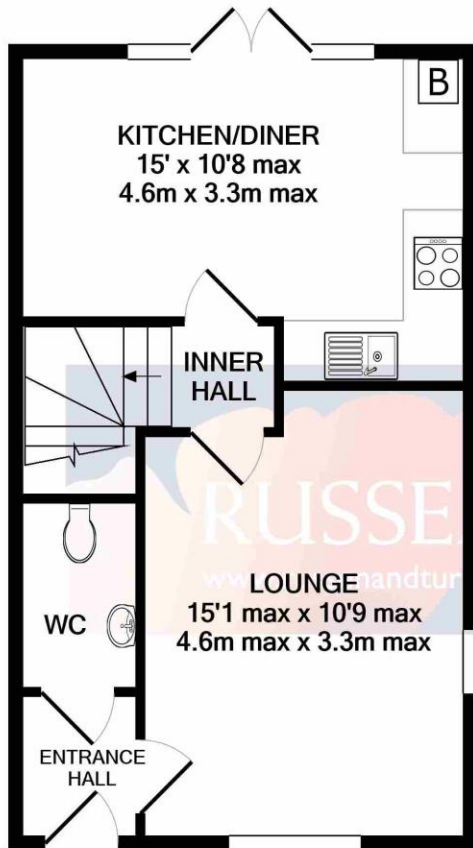
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under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

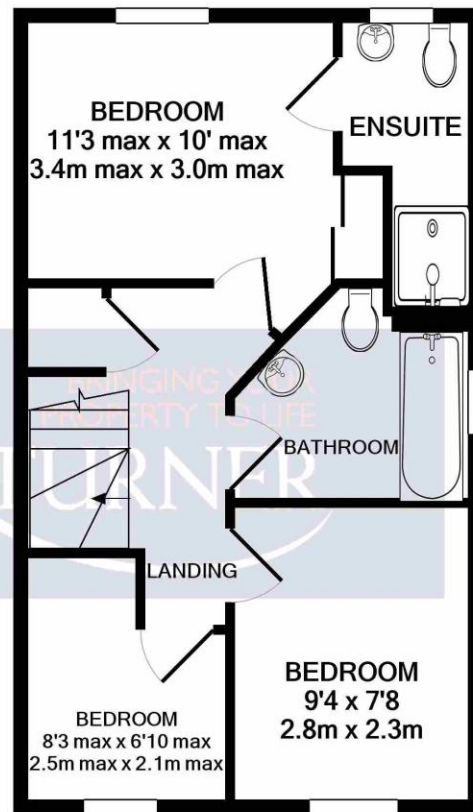
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.







GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 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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