



**1 Daseleys Close, King's Lynn**  
**Guide Price £259,950**

**BELTON DUFFEY**





# 1 DASELEYS CLOSE, KING'S LYNN, NORFOLK, PE30 3SL

An extended 3 bedroom semi-detached property, in a popular and convenient location with ample parking, garage and gardens.

## DESCRIPTION

An extended and well presented 3 bedroom semi-detached property, in a popular and convenient location with ample parking, garage and gardens.

The property is installed with gas fired central heating, UPVC double glazing and briefly comprises entrance hall, sitting room kitchen/diner, rear lobby, bedroom and wet room to the ground floor. On the first floor are 2 bedrooms, a dressing room (formerly a bedroom) and family bathroom.

Outside, the property has parking, garage and gardens.

## SITUATION

The property is situated on the Grange Estate, which is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years.

King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

UPVC double glazed front entrance door with matching side panels, radiator, staircase to first floor and door into the sitting room.

## SITTING ROOM

4.10m x 3.71m, narrowing to 2.76m (13' 5" x 12' 2", narrowing to 9'1") Window to front, fireplace with coal-effect fire, radiator and double doors into the kitchen/diner.

## KITCHEN/DINER

4.78m x 3.20m into window recess (15' 8" x 10' 6" into window recess) Granite effect worktops with cupboards and drawers under, cream coloured composite sink unit with mixer tap, tiled splashbacks, window overlooking the rear garden, integrated fridge freezer, space cooker, space and plumbing for washing machine, matching wall units, radiator, double doors to rear garden and door into rear lobby.

## REAR LOBBY

UPVC double glazed door leading to front, UPVC double glazed door to rear garden and doors to bedroom and wet room.

## GROUND FLOOR BEDROOM 3

2.96m x 2.37m (9' 9" x 7' 9") Window to rear and radiator.







## **WET ROOM**

2.76m x 1.37m (9' 1" x 4' 6") Triton electric shower , low level WC, pedestal wash hand basin with glass display shelf and mirror above, bidet, radiator, Dimplex wall heater, part tiled walls, extractor and non-slip flooring.

## **FIRST FLOOR LANDING**

Loft access and window to side and airing cupboard.

## **BEDROOM 1**

3.82m into window recess x 2.82m (12' 6" into window recess x 9' 3") Window to front, range of fitted wardrobes, radiator and opening into the dressing room.

## **DRESSING ROOM (FORMERLY BEDROOM 3)**

2.53m into window recess x 1.90m (8' 4" into window recess x 6' 3") Window to front and radiator.

## **BEDROOM 2**

2.89m into window recess x 2.82m (9' 6" into window recess x 9' 3") Window overlooking the rear garden and radiator.

## **BATHROOM**

2.02m into window recess x 1.89m (6' 8" into window recess x 6' 2") Panelled bath, pedestal wash hand basin, low level WC, tiled walls , radiator, frosted window to rear and tiled floor.

## **OUTSIDE**

The property is approached via a brick weave driveway leading to the garage and front entrance door. The remainder of the front garden is laid to shingle with neat hedging and gated access leading to the rear lobby.

## **GARAGE**

4.78m x 2.87m (15' 8" x 9' 5") Up and over door, power, light, shelving and personal door.

The rear garden is a mainly laid to neat lawn with various flowers, trees and shrubs with a brick weave patio with awning, outside tap, door to the rear lobby and paved pathway leading to the summerhouse. The rear garden is enclosed by fenced boundaries.

## **DIRECTIONS**

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you onto Edward Benefer Way. Proceed along and at the traffic lights turn right into Hamburg Way (North Lynn Industrial Estate). Continue along and at the mini roundabout take the first left into Spencer Road. Proceed along here, taking the fourth left handing turning into Bedford Drive and the the next left into Daseley Close, where the property will be found immediately on the left hand side.





AWAITING

FLOORPLAN



## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

Gas central heating.

EPC - TBC

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







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