



**50 Charlock, King's Lynn**  
**Guide Price £225,000**

**BELTON DUFFEY**





# 50 CHARLOCK, KING'S LYNN, NORFOLK, PE30 3BL

A 3 bedroom terrace property with parking, garage and gardens, situated on the popular Grange Estate.

## DESCRIPTION

3 bedroom terrace property with parking, garage and gardens, situated on the popular Grange Estate.

The property is installed with double glazing and briefly comprises entrance hall, cloakroom, kitchen and sitting room/dining room to the ground floor. On the first floor are 3 bedrooms and a 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

3.77m x 1.27m (12' 4" x 4' 2") UPVC double glazed entrance door, understairs recess with coat hooks, stair case to first floor, door into cloakroom and shelved storage cupboard with electric trip switches.

## CLOAKROOM

1.90m x 0.78m (6' 3" x 2' 7") Low level WC, wash hand basin with tiled splashback, frosted window to front and wood flooring.

## KITCHEN

Fitted worktops with stainless steel sink unit and mixer tap, grey coloured cupboards and drawers under, 4 ring ceramic hob with oven under and extractor over, tiled splashbacks, window to front, space for washing machine, tumble dryer and upright fridge freezer, Johnson & Stanley Hi-Spec J32 warm air heater, matching wall cupboards and tiled floor.

## SITTING ROOM

5.95m x 3.60m max (19' 6" x 11' 10" max) Window overlooking the rear garden, electric radiator and UPVC double doors to rear garden.

## FIRST FLOOR LANDING

Loft access and airing cupboard housing the hot water tank.

## BEDROOM 1

3.62m into window recess x 3.26m (11' 11" into window recess x 10' 8") Window to rear.

## BEDROOM 2

4.58m x 2.56m (15' 0" x 8' 5") Window to rear.





### **BEDROOM 3**

2.57m x 2.48m (8' 5" x 8' 2") Window to front.

### **WET ROOM**

2.45m into shower x 1.67m (8' 0" into shower x 5' 6") Tiled shower, low level WC, wash hand basin with cupboard under and cosmetic cupboard over, frosted window to front, electric radiator, extractor and non-slip floor.

### **OUTSIDE**

To the front of the property is a driveway leading up to the garage with a shingle area to the side. A pathway leads to the front door with the front garden by laid to shingle for easy maintenance.

The rear garden is mainly slate chippings with paved patio and pathway with garden shed and pedestrian gated access. There is an outside tap and outside power socket.

### **GARAGE**

Up and over door.

### **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 taking the first right turning into Marsh Lane and then the next right into Charlock.

### **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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