



**45 Russett Close, King's Lynn**  
Guide Price £219,950



## 45 Russett Close

King's Lynn,  
Norfolk, PE30 3HB



*A 3 bedroom semi-detached family house situated on the popular 'Reffley Estate' with garage and adjoining workshop, gardens and parking. NO CHAIN.*

### DESCRIPTION

This 3 bedroom family home is ready for new buyers to make it their own, offering a welcoming layout with plenty of potential. With well-proportioned rooms and a practical design, the property provides a comfortable foundation for family living while allowing scope to personalise and update to suit individual tastes. Ideal for those seeking a home they can move into and gradually transform.

### GROUND FLOOR

A welcoming entrance hall leads into the hallway, where there is a useful understairs cupboard and staircase to the first floor. From the hallway, a good-sized sitting/dining room offers comfortable living/dining space, featuring a large front-facing window, a fireplace, and an additional window overlooking the conservatory. The kitchen flows through to the conservatory, which provides an attractive additional living area and enjoys pleasant views over the good size rear garden

### FIRST FLOOR

Upstairs, there is a landing with loft access and 3 well-proportioned bedrooms along with a family bathroom.

### OUTSIDE

To the front, the garden is laid to a neat lawn and features a driveway providing ample off-road parking, together with a detached brick garage and adjoining workshop/store.

The rear garden is a good size with a paved patio, neat lawn with attractively shaped borders and a garden shed.



**what3words: ///haystack.juggled.clenching**

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **SITUATION**

Russet Close is situated on the popular Reffley Estate being situated off Wootton Road being convenient for the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Night storage heating. EPC Rating Band E.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

## **TENURE**

This property is for sale Freehold.

## **45 Russett Close**

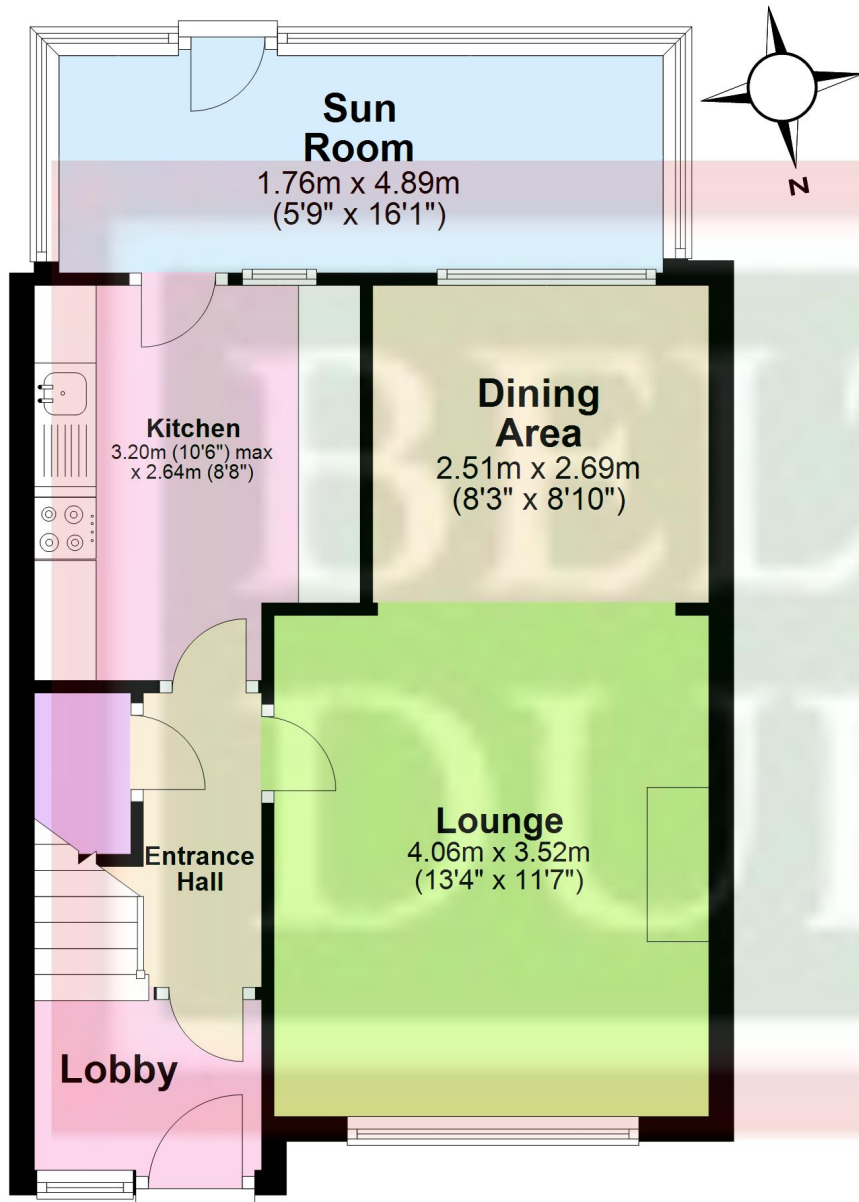
King's Lynn,  
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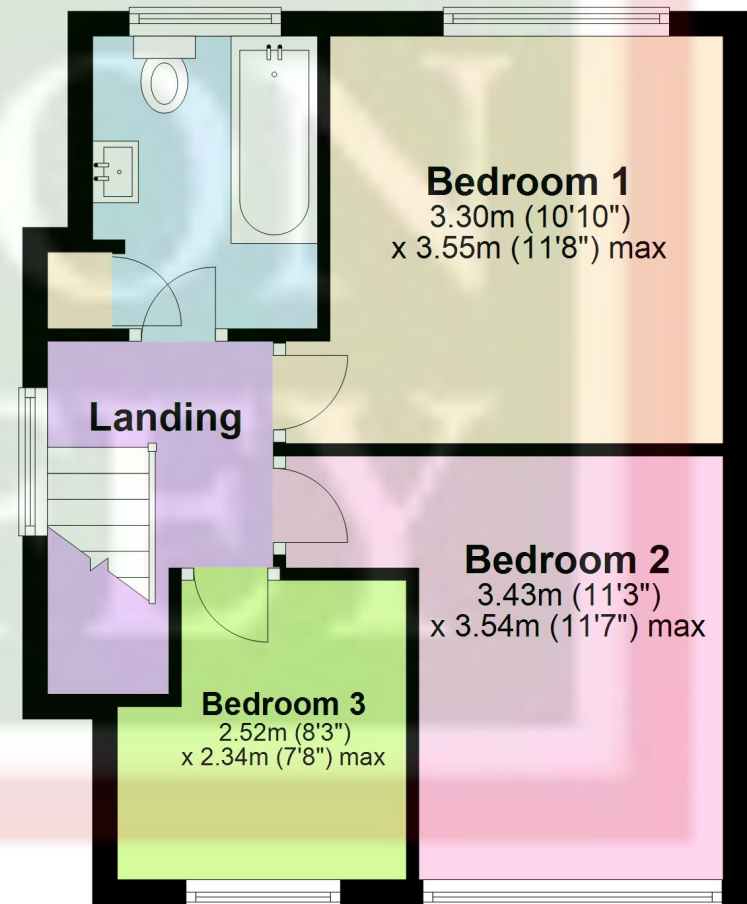
# Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



# First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2G Assessments

Plan produced using PlanUp.



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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