



**30 Sandpiper Way, Nar Valley Park, King's Lynn**  
**Guide Price £195,000**

**BELTON DUFFEY**



## **30 SANDPIPER WAY, NAR VALLEY PARK, KING'S LYNN, NORFOLK, PE30 5DH**

\* Investors Only \* A modern 2 double bedroom, 2 bathroom terraced house with enclosed rear garden and 2 allocated off road parking spaces.

### **DESCRIPTION**

\* Investors Only \* A modern 2 double bedroom, 2 bathroom terraced house with enclosed rear garden and 2 allocated off street parking spaces.

The property also benefits from double glazing and gas central heating and briefly comprises: Entrance hallway with storage cupboard, cloakroom, open plan kitchen/sitting room/dining room with patio doors leading to the garden to the ground floor. To the first floor, are 2 double bedrooms, one with an en-suite shower room built in wardrobes and a family bathroom.

Outside, the property has an enclosed rear garden and 2 allocated parking spaces.

PLEASE NOTE: The property is being sold as an investment with the tenants in situ. The current rent is £900 p.c.m. The photographs used were taken prior the tenants' occupation (Approx. 6 weeks ago).

### **SITUATION**

King's Lynn is a historic medieval port dating back to the 12th century, situated on the Great River Ouse. The winding streets and alleys of the old town remain in tact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of National retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

### **ENTRANCE HALLWAY**

16' 0" x 6' 7" (4.89m x 2.03m)

Built in storage cupboard housing the gas boiler, wood effect vinyl flooring, radiator and stairs to first floor.

### **CLOAKROOM**

5' 11" x 2' 9" (1.81m x 0.85m)

Low level WC, corner wash hand basin, vinyl flooring.

### **OPEN-PLAN KITCHEN/SITTING ROOM/DINING ROOM**

24' 3" x 10' 5" (7.4m x 3.2m) Extending to 5.34m wide.

### **KITCHEN AREA**

Range of wooden cream painted wall and base units with wood effect worktops over, tiled splashbacks, stainless steel sink and drainer with mixer tap, electric double oven and gas hob with extractor over, plumbing and space for automatic washing machine and space for fridge freezer, window to front, wood effect vinyl flooring.

### **SITTING ROOM/DINING ROOM AREA**

Radiators, windows to rear and patio door leading to garden.



## **FIRST FLOOR LANDING**

7' 5" x 3' 5" (2.28m x 1.06m)

Loft access and storage cupboard.

## **BEDROOM 1**

13' 4" x 9' 11" (4.08m x 3.04m)

Radiator, window to rear and built in wardrobe.

## **EN-SUITE SHOWER ROOM**

7' 1" x 4' 0" (2.18m x 1.22m)

Double size shower cubicle with mains shower, pedestal wash hand basin, low level WC, radiator, window to front and slate effect vinyl flooring.

## **BEDROOM 2**

10' 7" x 10' 0" (3.25m x 3.05m)

Radiator and window to rear.

## **BATHROOM**

7' 2" x 5' 6" (2.19m x 1.70m)

Panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, radiator, window to rear and slate effect vinyl flooring.

## **OUTSIDE**

To the front of the property is a lawn area with pathway leading to the front door.

The rear of the property is mainly laid to lawn with patio area, flower bed, rear access gate leading to the parking area and 2 allocated parking spaces.

## **DIRECTIONS**

From the King's Lynn office head out of town on the London Road Towards the Southgates roundabout. At the roundabout take the last exit heading towards Wisbech Road. At the traffic lights turn left into Sandpiper Way and the property will be found just after the first bend on the right hand side.

## **OTHER INFORMATION**

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

Gas fired central heating.

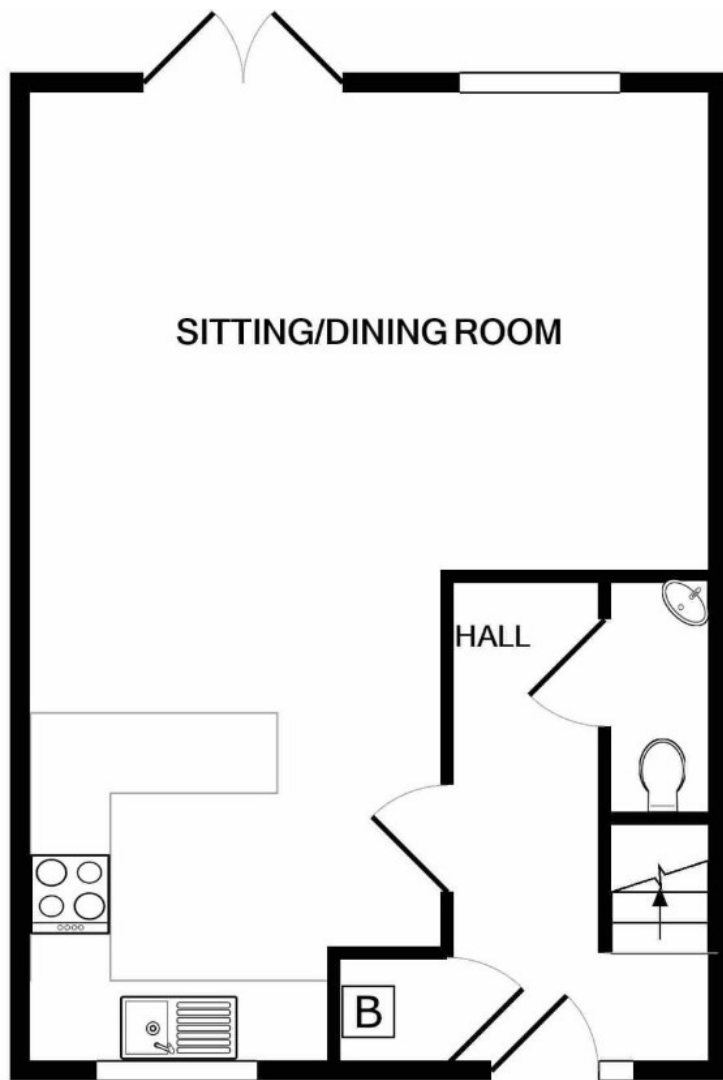
EPC rating band B.

## **TENURE**

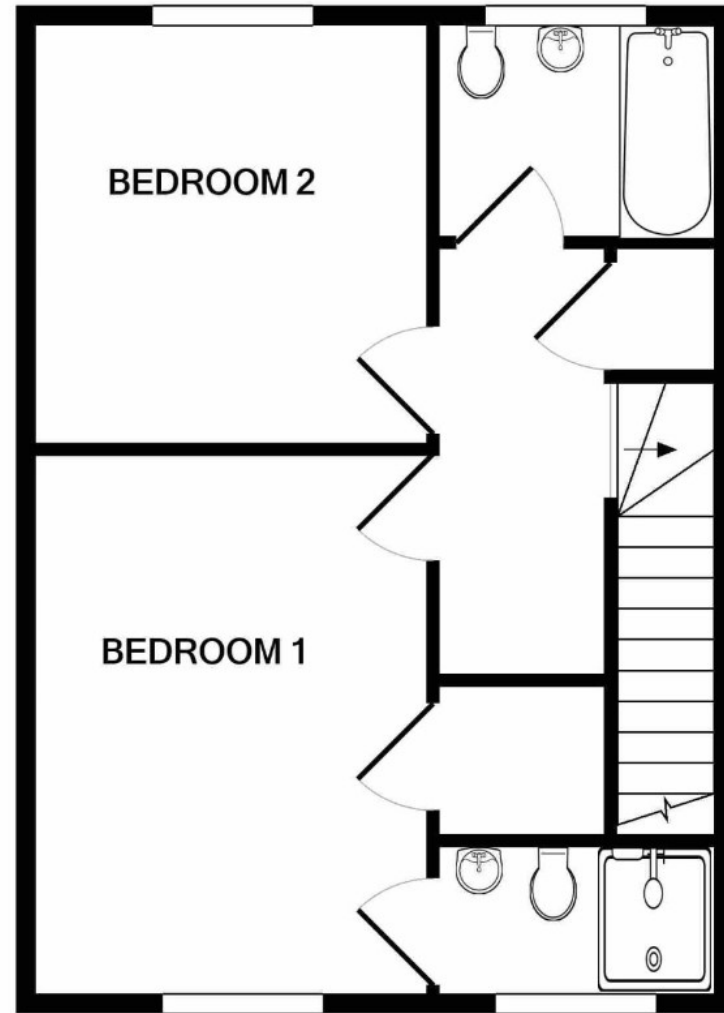
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



GROUND FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)

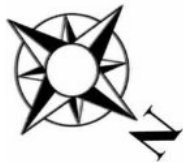


1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 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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