



12 Ancar Road, South Wootton
Guide Price £340,000

BELTON DUFFEY



12 ANCAR ROAD, SOUTH WOOTTON, NORFOLK, PE30 3PS

A 4 bedroom (1 en-suite) 2 reception detached family house with garage, parking & part walled gardens being situated in a sought after and private, end of cul-de-sac, location. NO CHAIN.

DESCRIPTION

A recently refurbished 4 bedroom (1 en-suite) 2 reception detached family house with garage, parking and part walled gardens being situated in a sought after location. NO CHAIN.

The property was built circa 2007 and is installed with gas fired central heating, UPVC double glazing, 6 panel internal doors and smooth ceilings. The property has just been professionally re-decorated throughout and has had new carpets fitted.

The accommodation briefly comprises spacious entrance hall, sitting room, dining room, kitchen/diner and cloakroom to the ground floor. On the first floor are 4 bedrooms, 1 being en-suite and a family bathroom.

Outside, the property has car parking, a garage and part walled gardens.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to 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.

ENTRANCE HALL

5.95m x 1.87m (19' 6" x 6' 2") Double glazed door with arched window light over, twin aspect windows to porch area, radiator, staircase to first floor landing, under stairs storage.

CLOAKROOM

1.59m x 0.89m (5' 3" x 2' 11") Low level WC, pedestal wash hand basin, radiator, extractor.

SITTING ROOM

6.49m x 3.37m (21' 4" x 11' 1") Laminate flooring, French doors to rear garden, 2 radiators, twin aspect windows.

DINING ROOM

3.15m x 3.06m (10' 4" x 10' 0") Radiator, laminate flooring.

KITCHEN/DINER

5.05m max, narrowing to 3.05m x 3.18m (16' 7" max, narrowing to 10' 0" x 10' 5") Granite effect worktops to 3 sides with a 1.5 bowl stainless steel sink unit with chrome mixer tap, Bosch 4 ring gas hob with extractor over, Bosch oven under, space and plumbing for automatic washing machine and dishwasher, maple effect cupboards and drawers under, matching wall cupboards, radiator, 2 windows to rear and double glazed door to outside.

FIRST FLOOR LANDING

3.02m x 2.64m both max (9' 11" x 8' 8" both max) Loft access, cupboard housing the Potterton Powermax HE gas central heating boiler.

BEDROOM 1

3.42m x 3.02m (11' 3" x 9' 11") 2 double wardrobes, radiator.



EN-SUITE SHOWER ROOM

1.97m x 1.87m (6' 6" x 6' 2") Shower cubicle with mains shower, wash hand basin with surround, low level WC, extractor, radiator.

BEDROOM 2

3.34m x 3.11m (10' 11" x 10' 2") Double wardrobe, radiator.

BEDROOM 3

3.11m x 3.06m (10' 2" x 10' 0") Radiator.

BEDROOM 4

2.72m x 3.24m max, narrowing to 2.37m (8' 11" x 10' 8" max, narrowing to 7' 9") Radiator.

FAMILY BATHROOM

2.04m x 1.66m (6' 8" x 5' 5") Panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, extractor, shaver socket.

OUTSIDE

The property has a tarmac driveway leading to the garage, shingled parking area and a paved pathway leading to the front entrance door with a shingled front garden which is enclosed by wrought iron fencing and hedged boundaries.

The rear garden has walled and fenced boundaries and is laid to lawn with a paved patio.

GARAGE

5.48m x 2.96m (18' 0" x 9' 9") Up and over door, power, light and personal door.

DIRECTIONS

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue straight over the traffic lights into Grimston Road, continue along taking the first turning into Deas Road, proceed along taking the second right hand turning, also Deas Road, next left and left again into Ancar Road, the property will be seen towards the end on the left hand side.

OTHER INFORMATION

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

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

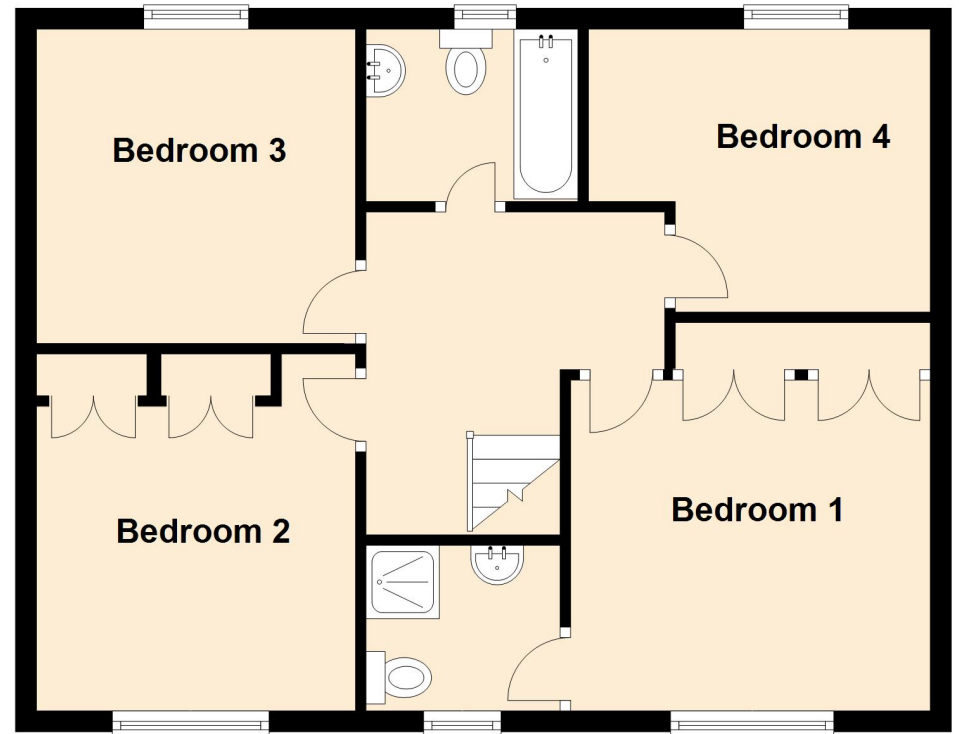
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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