



37 All Saints Drive, North Wootton
Guide Price £209,950

BELTON DUFFEY



37 ALL SAINTS DRIVE, NORTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3RX

A 2 bedroom semi-detached house situated in a sought after location with good size rear garden, garage and parking

DESCRIPTION

A 2 bedroom semi-detached house situated in a sought after location with good size rear garden, garage and parking.

The accommodation briefly comprises entrance hall, kitchen and sitting/dining room to the ground floor. On the first floor are 2 bedrooms and a bathroom.

Outside, the property has a front garden, parking, garage and a generous size rear garden.

SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

ENTRANCE PORCH

1.26m x 1.24m (4' 2" x 4' 1") Ceramic tiled floor, door to outside, door to store cupboard.

HALLWAY

3.42m x 1.76m (11' 3" x 5' 9") Under stair storage cupboard, radiator.

KITCHEN

3.31m x 1.87m (10' 10" x 5' 11") Marble effect worktops to 3 sides with stainless steel sink unit, four ring gas hob with extractor over, oven under, matching base and wall cupboards.

SITTING/DINING ROOM

4.58m x 3.73m (15' 0" x 12' 3") Radiator, door to decked area, view over rear garden.

FIRST FLOOR LANDING

1.92m x 1.94m (6' 4" x 6' 4") Into stair recess, loft access.

BEDROOM 1

3.73m x 3.30m (12' 3" x 10' 10") Radiator.

BEDROOM 2

3.79m maximum into stair bulkhead recess x 2.41m (12' 5" x 7' 11") Radiator, storage cupboard with radiator and slatted shelving.



BATHROOM

2.04m x 1.69m Maximum (6' 8" x 5' 7") 3 piece white suite comprising panelled bath, pedestal basin, low level WC, radiator.

OUTSIDE

The property occupies a generous size plot with a concrete driveway providing ample car parking, leading to the brick tiled garage. Gated access leading to the rear garden which has a full width decked area leading onto a lawned rear garden being enclosed by fenced boundaries.

GARAGE

4.93m x 2.61m (16' 2" x 8' 7") Work bench.

DIRECTIONS

From King's Lynn town centre, proceed northwards on the Edward Benefer Way (Northern Bypass) into Low Road, South Wootton. Take the second left hand turning into Nursery Lane; continue along for approximately one mile which will take you into All Saints Drive. Proceed down here and the property will be found on the left hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band - B.

EPC - TBC

Gas central heating.

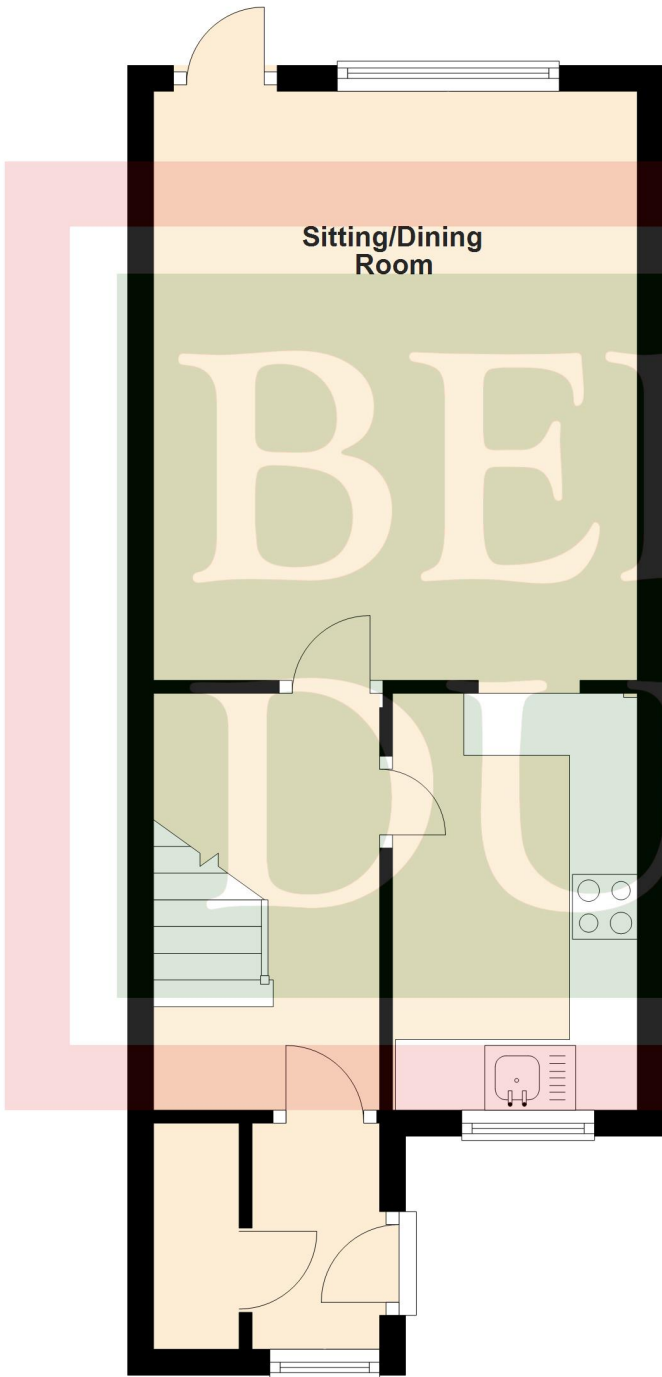
TENURE

This property is for sale Freehold.

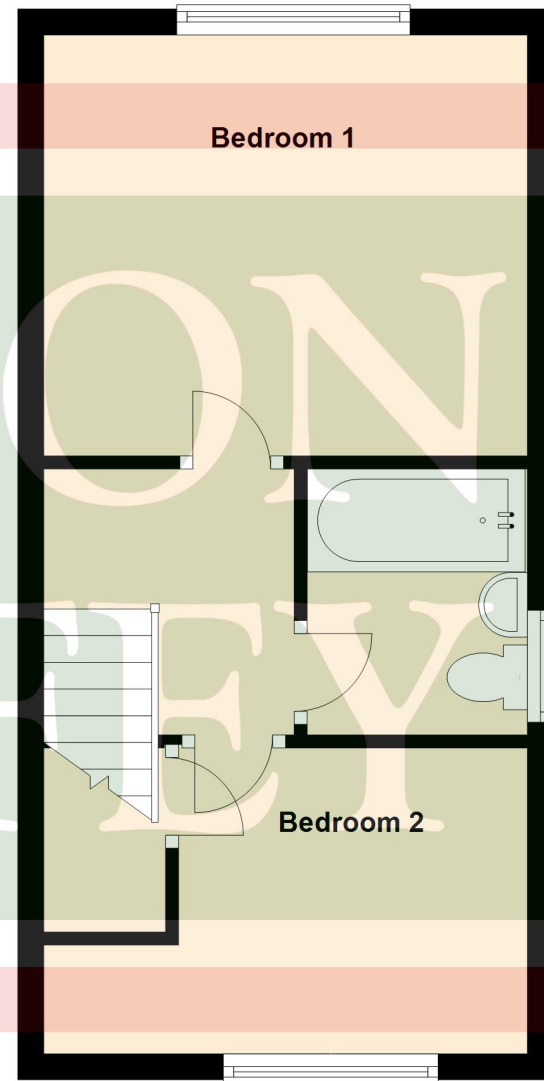
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor



BELTON
DOUGHERTY





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