



NEWSON & BUCK  
ESTATE AGENTS



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414 Wootton Road, King's Lynn, Norfolk PE30 3EA

£495,000

Newson & Buck are proud to offer to you this fantastically presented and modernised five bedroom family home, situated on the desirable Wootton Road. The property comprises of entrance hallway, lounge, kitchen diner, study, utility, w/c, five bedrooms with and en suite to the master along with its own balcony over looking the rear garden and a family bathroom. Further more there is an enclosed rear garden which faces south with a detached garage, a patio area perfect for entertaining and off road parking to the front for numerous vehicles. The garage has had previous planning permission to be turned in to a separate annex. The property is being offered for sale with No Onward Chain! Viewing is highly recommended for this stunning family home.



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### Entrance Hallway

6' 6" x 11' 8" (1.98m x 3.56m) Composite front door opening to entrance hallway, tiled flooring, one radiator, storage cupboard, staircase to first floor

### W/C

One radiator, one double glazed window, sink, low flush W/C.

### Lounge

12' 6" x 22' 0" (3.81m x 6.71m) Fitted carpet, two double glazed windows, log burner, one radiator,

### Kitchen Diner

19' 4" x 14' 5" (5.89m x 4.39m) LVT flooring, fully fitted kitchen units with quartz work tops, central island, wine cooler, integrated dishwasher, induction hob with over head extractor, integrated oven and microwave, sink, one double glazed window, one double glazed patio door opening to rear garden patio area, one radiator

### Study

7' 1" x 8' 6" (2.16m x 2.59m) LVT flooring, cupboard space, one radiator

### Utility

5' 11" x 8' 6" (1.80m x 2.59m) LVT flooring, storage cupboard, space for washing machine and tumble dryer

### Landing

Fitted carpet, one double glazed window, airing cupboard.

### Bedroom One

13' 8" x 9' 0" (4.17m x 2.74m) Fitted carpet, one radiator, storage cupboard, double glazed patio doors opening to balcony.

### En Suite

5' 5" x 8' 2" (1.65m x 2.49m) Tiled flooring, one double glazed window, shower, low flush W/C, sink. one radiator

### Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m) Fitted carpet, one double glazed window, one radiator

### Bedroom Three

10' 8" x 10' 0" (3.25m x 3.05m) Fitted carpet, One double glazed window, one radiator

### Bedroom Four

9' 2" x 7' 3" (2.79m x 2.21m) Storage cupboard, fitted carpet, one double glazed window, one radiator

### Bedroom Five

11' 3" x 14' 2" (3.43m x 4.32m) Staircase accessing bedroom five, fitted carpet, one double glazed window.

### Garage

10' 3" x 25' 11" (3.12m x 7.90m) Up and over front door, lighting, electrics, rear door access, one double glazed window, fitted CCTV and alarm

### EPC- C

### Council Tax Band D



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan for illustrative purposes only and should be used in conjunction with prospective purchases. The services, systems and appliances shown have not been tested and no guarantee is given for their availability or efficiency on the date.

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