



NEWSON & BUCK
ESTATE AGENTS



9 Consort Road, South Wootton, King's Lynn, Norfolk PE30 3RL £219,995

An immaculately presented and modern two-bedroom semi-detached home, situated in the highly desirable area of South Wootton. Newson & Buck are pleased to offer for sale this beautifully maintained property, ideal for first-time buyers, professionals, or investors alike. The accommodation comprises an entrance hall, cloakroom, a spacious living room, and a well-appointed kitchen/diner with patio doors opening onto the rear garden. Upstairs, the property offers two good-sized double bedrooms and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing throughout, a low-maintenance rear garden, and two allocated parking spaces. Located in a popular residential area with convenient access to local amenities, schools, and transport links, this property offers stylish and practical living in a sought-after location. Early viewing is highly recommended to fully appreciate all this superb home has to offer.

Entrance Hallway

Laminate flooring, access to cloakroom, living room and stairs to first floor.

W/C

4' 08" x 4' 05" (1.42m x 1.35m) Tiled flooring, low level flush w/cm, hand basin, window to front aspect, radiator

Living Room

14' 05" x 12' 01" (4.39m x 3.68m) Laminate flooring, radiator, storage cupboard window to front and access to kitchen/diner.

Kitchen/Diner

15' 04" x 9' 0" (4.67m x 2.74m) Fitted with a range of wall mounted and base storage cupboards, gas hob, electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled splash backs, tiled flooring, windows and doors to rear garden.

Landing

Radiator and access to bathroom and both bedrooms.

Master Bedroom

15' 03" x 10' 09" (4.65m x 3.28m) Laminate flooring, radiator and two windows to front.

Bedroom Two

12' 07" x 8' 07" (3.84m x 2.62m) Laminate flooring, radiator and window to rear.

Bathroom

6' 06" x 6' 02" (1.98m x 1.88m) A three piece suite comprising of bath with power shower over, low level WC, pedestal wash hand basin, towel radiator, tiled floor and obscured window to rear.

Outside

To the rear of the property is a fully enclosed low maintenance garden with side access. The garden is mainly laid to slate chippings with a patio area.

To the front of the property is two allocated parking spaces.

