



**57 Pingles Road, North Wootton**  
**Guide Price £349,950**

**BELTON DUFFEY**





# **57 PINGLES ROAD, NORTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3RW**

A well presented 4 bedroom family house, situated in a popular and convenient location with garage, parking and garden with workshop/studio/hobbies room.

## **DESCRIPTION**

A well presented 4 bedroom family house, situated in a popular and convenient location with garage, parking and garden with workshop/studio/hobbies room.

The property is installed with gas fired central heating and UPVC double glazing and briefly comprises: entrance hall, cloakroom, spacious and well fitted kitchen/dining room and sitting room to the ground floor. On the first floor are 4 bedrooms and a shower room. Outside, the property has a good size rear garden, ample parking, garage and workshop/studio/hobbies room.

The Agents recommend an early inspection of this property.

## **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 HALL**

4.37m x 3.21m both max, L-shaped (14' 4" x 10' 6") UPVC door with 2 glazed panels to outside, door to cloakroom, staircase to first floor landing and understairs storage area.

## **KITCHEN/DINING ROOM**

5.70m x 4.50m (18' 8" x 14' 9") This room is a fine feature of the property having black quartz worktops to 2 sides with 1.5 bowl composite sink unit and chrome mixer tap, gloss cupboards and drawers under, matching wall cupboards, gas central heating boiler, electric trip switches, integrated Neff coffee machine, integrated microwave, recessed area providing space for fridge/freezer, space and plumbing for automatic washing machine and dishwasher. There is a matching central island with further cupboards and drawers under and space for Range cooker with 6-ring gas hob and extractor over, windows to front, plinth inset multi colour lighting, underfloor heating and double doors leading out to the rear decked area.

## **CLOAKROOM**

2.23m into recess x 0.87m (7' 4" into recess x 2' 10") Low level WC , wash hand basin with tiled splashback and frosted window to front.

## **SITTING ROOM**

4.34m x 3.69m (14' 3" x 12' 1") Radiator, feature electric fire with white surround, UPVC double glazed double doors with glazed side panels to rear garden with remotely operated electric blinds.





## **FIRST FLOOR LANDING**

Window to front, loft access and built-in airing cupboard.

## **BEDROOM 1**

3.93m x 2.61m (12' 11" x 8' 7") Radiator, window overlooking rear garden and a WALK-IN DRESSING ROOM with hanging rail and shelving.

## **BEDROOM 2**

3.56m x 2.63m (13' 3" x 8' 8") Radiator and window overlooking the rear garden.

## **BEDROOM 3**

3.29m into window recess x 2.29m (10' 10" x 7' 6") Radiator and window to front.

## **BEDROOM 4**

3.03m x 2.78m (9' 11" x 9' 1") Radiator and window to front.

## **SHOWER ROOM**

2.31m x 2.12m into window recess (7' 7" x 6' 11" into window recess) Mains/electric shower in a 1800mm walk-in shower enclosure, low level WC, wash hand basin, fully tiled walls (natural stone tiling) and frosted window.

## **OUTSIDE**

The property is located in a 'tucked away' position and is approached via a shingle driveway which provides ample car parking with raised borders and leads to the garage.

## **GARAGE**

5.35m x 2.57m (17' 7" x 8' 5") Up and over door, power, light and personal door.

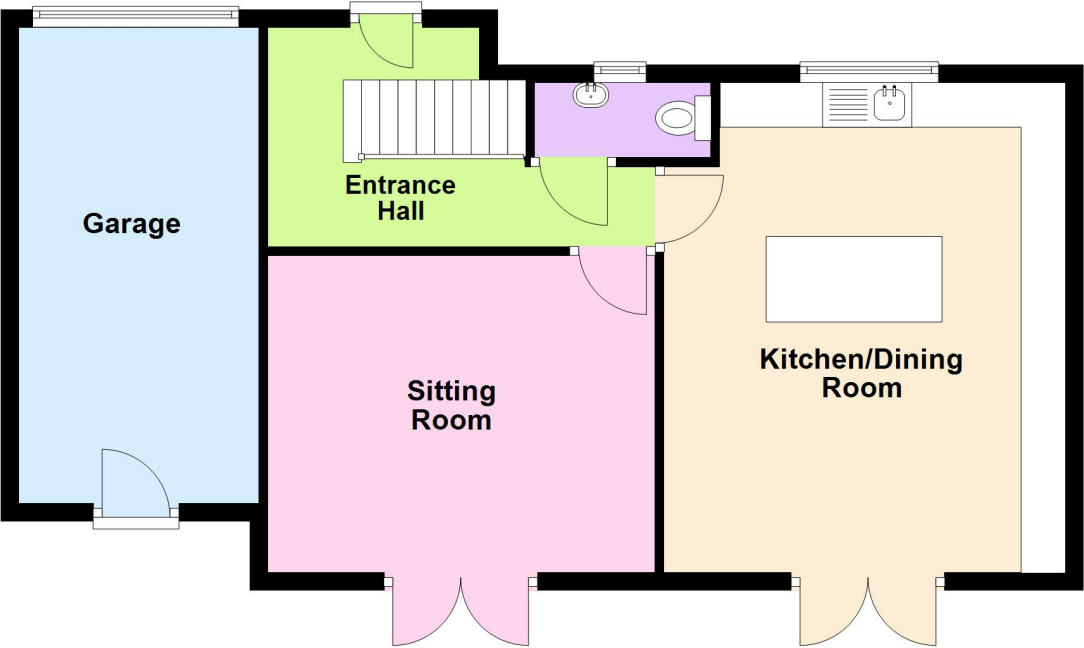
## **WORKSHOP/STUDIO/HOBBIES ROOM**

3.43m x 3.43m (11' 3" x 11' 3") Timber construction with power and light and personal door.

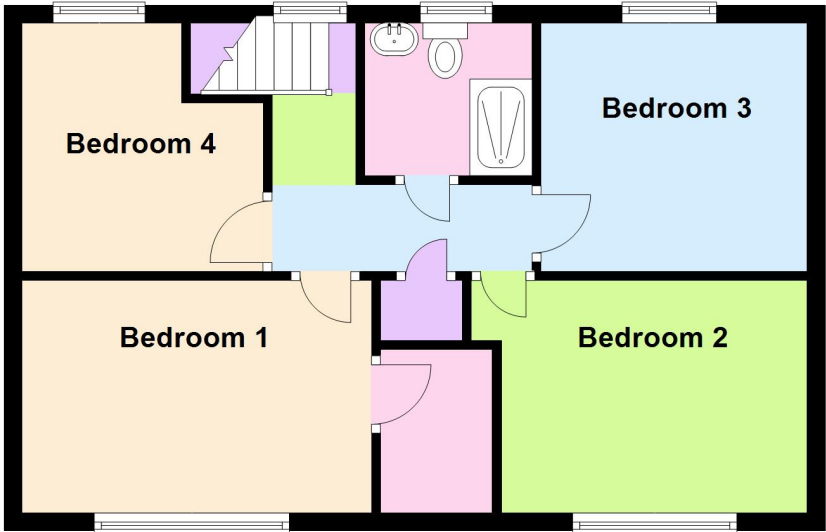
The rear garden is mainly laid to lawn with full width decked area suitable for alfresco dining having an electric awning.

To the west side of the property is a shingled area suitable for bin storage with gated access to the front of the property. There is paving to the east of the property leading up to the rear garage door. The rear garden is enclosed by fenced boundaries.

Ground Floor



First Floor





## **DIRECTIONS**

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. At the traffic lights turn left into Castle Rising Road. Proceed along here for approximately half a mile, turning left into Priory Lane and continue passing The Birches on your right hand side, continue along taking the left hand turning into Hayfield Road. Continue along for a short way and take the first right hand turning into Pingles Road. Proceed along and the property will be found just off to the left.

## **OTHER INFORMATION**

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

Gas central Heating.

EPC - D.

## **TENURE**

This property is for sale .

## **VIEWING**

Strictly by appointment with the agent.





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