



**10 The Boltons, South Wootton**  
**Guide Price £445,000**

**BELTON DUFFEY**



# 10 THE BOLTONS, SOUTH WOOTTON, NORFOLK, PE30 3NQ

A detached 4 bedroom (1 en-suite), 3 reception family house with double garage and gardens, in a sought after location. NO CHAIN.

## DESCRIPTION

A detached 4 bedroom (1 en-suite), 3 reception family house with double garage and gardens, in a sought after location.

Then property was built circa 1977 and is installed with double glazing and gas fired central heating.

The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, sitting room, dining room and snug/study on the ground floor. On the first floor are 4 bedrooms, 1 en-suite and a family bathroom.

Outside the property has ample car parking, double garage and established gardens.

The Agents recommend an early inspection of this property.

## 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

4.84m x 1.93m (15' 11" x 6' 4") Staircase to first floor landing, understairs cupboard, radiator.

## SITTING ROOM

6.91m x 4.96m max into chimney breast recess and bay, narrowing to 3.93m (22' 8" x 16' 3" max into chimney breast recess and bay, narrowing to 12' 11") Gas coal effect fire (Not tested) with marble inset, marble hearth and hardwood surround, 2 radiators, triple aspect windows and glazed double doors.

## KITCHEN/BREAKFAST ROOM

5.27m x 3.17m (17' 3" x 10' 5") L-shaped granite effect worktop with Neff 4 ceramic hob with extractor over, maple coloured cupboards and drawers under, Neff fan assisted oven with Neff combi oven over, Neff integrated dishwasher. Further worktop with matching cupboards and drawers under, matching wall wall cupboards, space for fridge and freezer, twin aspect windows, double glazed door to outside, Greenstar Ri gas central heating boiler.

## DINING ROOM

3.64m x 3.09m (11' 11" x 10' 2") Radiator.

## SNUG/STUDY

2.82m x 2.22m (9' 3" x 7' 3")



## **CLOAKROOM**

1.93m x 1.17m (6' 4" x 3' 10") Low level WC, wash hand basin with cupboard under, radiator.

## **FIRST FLOOR T-SHAPED LANDING**

4.04m x 2.09m both max (13' 3" x 6' 10" both max) Airing cupboard with insulated cylinder and immersion.

## **BEDROOM 1**

4.12m x 3.98m (13' 6" x 13' 1") Radiator, range of fitted built-in wardrobes with hanging rails and shelves.

## **EN-SUITE SHOWER ROOM**

2.1m x 1.83m (6' 11" x 6' 0") Double size shower cubicle with mains shower, low level WC, wash hand basin with double cupboard under, radiator.

## **BEDROOM 2**

4.13m x 3.13m (13' 7" x 10' 3") Radiator.

## **BEDROOM 3**

2.89m x 2.72m (9' 6" x 8' 11") Radiator.

## **BEDROOM 4**

3.09m max x 2.72m max excluding door recess (10' 2" max x 8' 11" max excluding door recess) Radiator.

## **FAMILY BATHROOM**

3.08m x 1.72m (10' 1" x 5' 8") Panelled bath with shower attachment, low level WC, wash hand basin with double cupboard under, radiator, heated towel rail.

## **OUTSIDE**

The property occupies an established plot which is accessed over a shingle driveway which leads to the good size brick and tiled double garage.

The front garden is laid to lawn with various shrubs and having a gated access leading to the side of the property.

## **DOUBLE GARAGE**

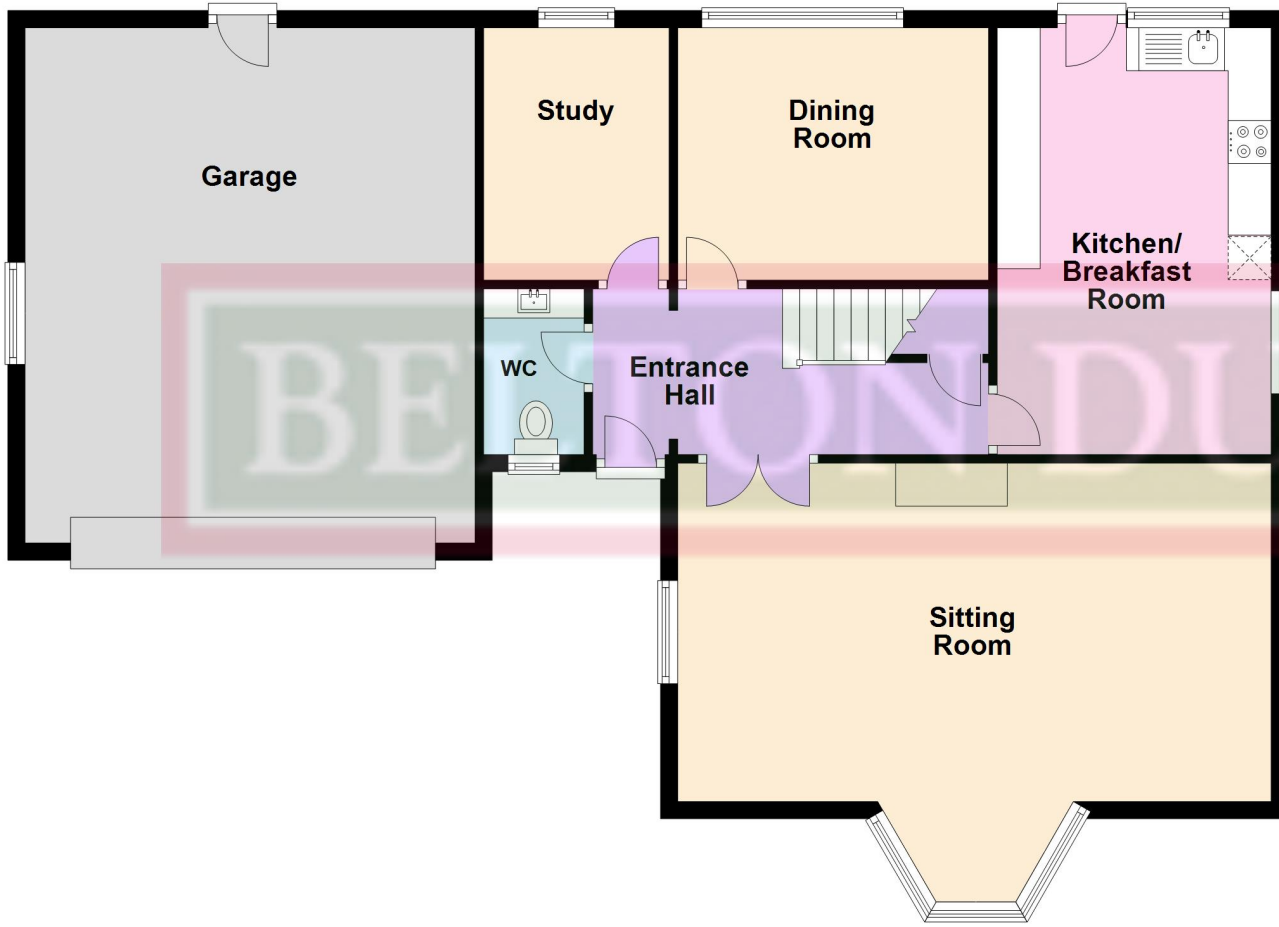
6.02m x 5.25m (19' 9" x 18' 3") Up and over door, personal door, power and light.

The rear garden is laid to lawn with established flowers, shrubs and trees being enclosed by fenced boundaries with a summerhouse.

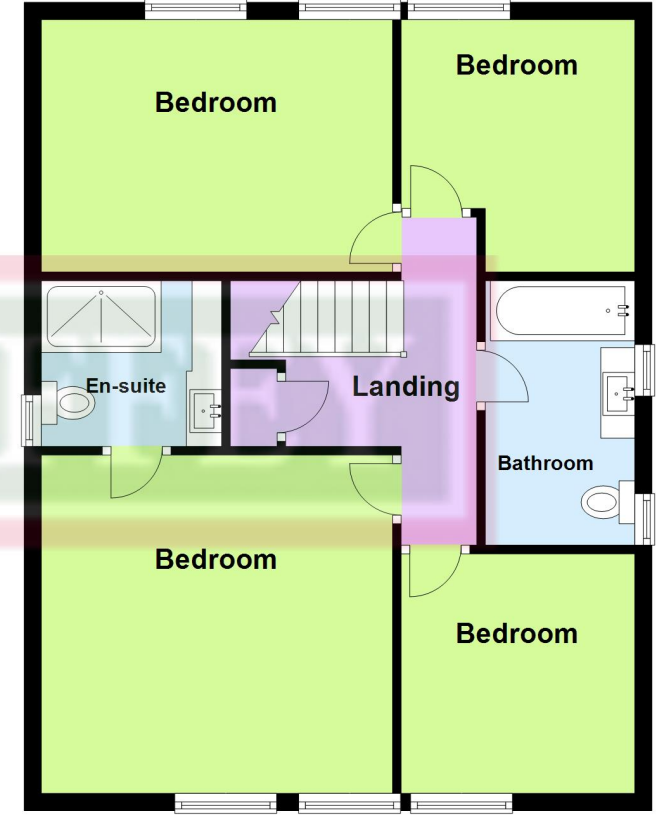
## **DIRECTIONS**

From King's Lynn town centre, proceed out of town on the Edward Benefer Way and take the first turning left into Hall Lane. Proceed along taking the first right hand turning into The Boltons and the property will be seen on the left hand side towards the end.

**Ground Floor**



**First Floor**



## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200. Council Tax Band E.

EPC - D.

Gas central heating.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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