



**3 Carlton Drive, North Wootton**  
**Guide Price £420,000**

**BELTON DUFFEY**





# 3 CARLTON DRIVE, NORTH WOOTTON, NORFOLK, PE30 3QY

A spacious, extended, 4 bedroom detached house on a good size plot (potential for development S.T.P.P), situated in a sought after location with garage, gardens and parking.

## DESCRIPTION

A spacious, extended, 4 bedroom detached house on a good size plot (potential for development S.T.P.P.), situated in a sought after location with garage, gardens and parking.

The accommodation briefly comprises: spacious entrance hall, sitting room with wood burner, kitchen/dining room, bedroom 4/family room, rear hall and shower room to the ground floor. To the first floor there are 3 bedrooms (master en-suite) and family bathroom.

The property is installed with gas central heating, double glazing and oak veneered internal doors.

Outside, the property occupies a good size plot with potential for extending/development (subject to planning permission). Planning permission was permitted for a single dwelling in 2010. Ref. 10/00813/O which has now expired. This was on the basis bedroom 4/family was demolished.

There is ample parking and a larger than average garage.

## 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

4.51m x 2.01m (14' 10" x 6' 7") Laminate flooring, cupboard housing electric trip switches, radiator.

## SHOWER ROOM

1.97m x 1.89m (6' 6" x 6' 2") Shower cubicle with electric shower, low level WC, pedestal wash hand basin, radiator.

## KITCHEN/DINING ROOM

6.60m x 3.35m narrowing to 3.08M (21' 8" x 11' 0") Granite effect worktops to 3 sides with one and a half bowl Franke composite sink unit with chrome mixer tap, cream coloured cupboards with drawers under, 4 ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, radiator, door to outside.

## SITTING ROOM

6.41m x 3.32m (21' 0" x 10' 11") Black cast iron wood burner with slate style hearth and oak mantel, laminate flooring, twin aspect windows, 2 radiators, double doors into rear hall.

## REAR HALL

1.65m x 1.65m (5' 5" x 5' 5") York stone style flooring.

PLEASE NOTE: THIS AREA COULD BE USED AS A SELF CONTAINED ANNEXE WITH ENTRANCE HALL, BEDROOM/SITTING ROOM AND THE UTILITY/BOOT ROOM COULD BE CONVERTED TO A KITCHEN AND SHOWER ROOM, SUBJECT TO BUILDING REGULATIONS.

## UTILITY/BOOT ROOM

3.86m x 1.59m (12' 8" x 5' 3") York stone style flooring, radiator.





## **FAMILY ROOM/BEDROOM 4**

5.20m x 3.50m (17' 1" x 11' 6") Twin aspect windows, radiator, built-in book shelf with double cupboard under.

## **SPACIOUS LANDING**

3.6m x 2.12m (11' 10" x 6' 11") Radiator.

## **BEDROOM 1**

4.7m x 3.31m incorporating the en-suite (15' 5" x 10' 10" incorporating the en-suite) 2 double wardrobes with hanging rails and shelves, radiator.

## **EN-SUTE SHOWER ROOM**

1.49m x 1.41m (4' 11" x 4' 8") Shower cubicle with electric shower, low level WC, pedestal wash hand basin.

## **BEDROOM 2**

4.19m x 3.35m (13' 9" x 11' 0") Radiator.

## **BEDROOM 3**

3.33m x 2.09m (10' 11" x 6' 10") Radiator.

## **FAMILY BATHROOM**

2.09m x 1.71m (6' 10" x 5' 7") Bath with shower attachment and mixer tap, low level WC, pedestal wash hand basin, part panelled walls, heated chrome towel rail.

## **OUTSIDE**

The property occupies a generous size plot which is accessed via a brick weave driveway giving access to the garage. There is an extensively gravelled parking area with ample car parking and a lawned front garden with mature tree.

To the rear of the property is an extensively paved sunken patio with 2 sets of steps up to the lawned rear garden with flowers and shrubs.

To the South side is a further lawned garden area which previously had planning permission for a dwelling which has now expired with the demolition of bedroom 4/family room.

## **LARGER THAN AVERAGE GARAGE**

7.62m x 3.98m (25' 0" x 13' 1") Power, light and up and over door.

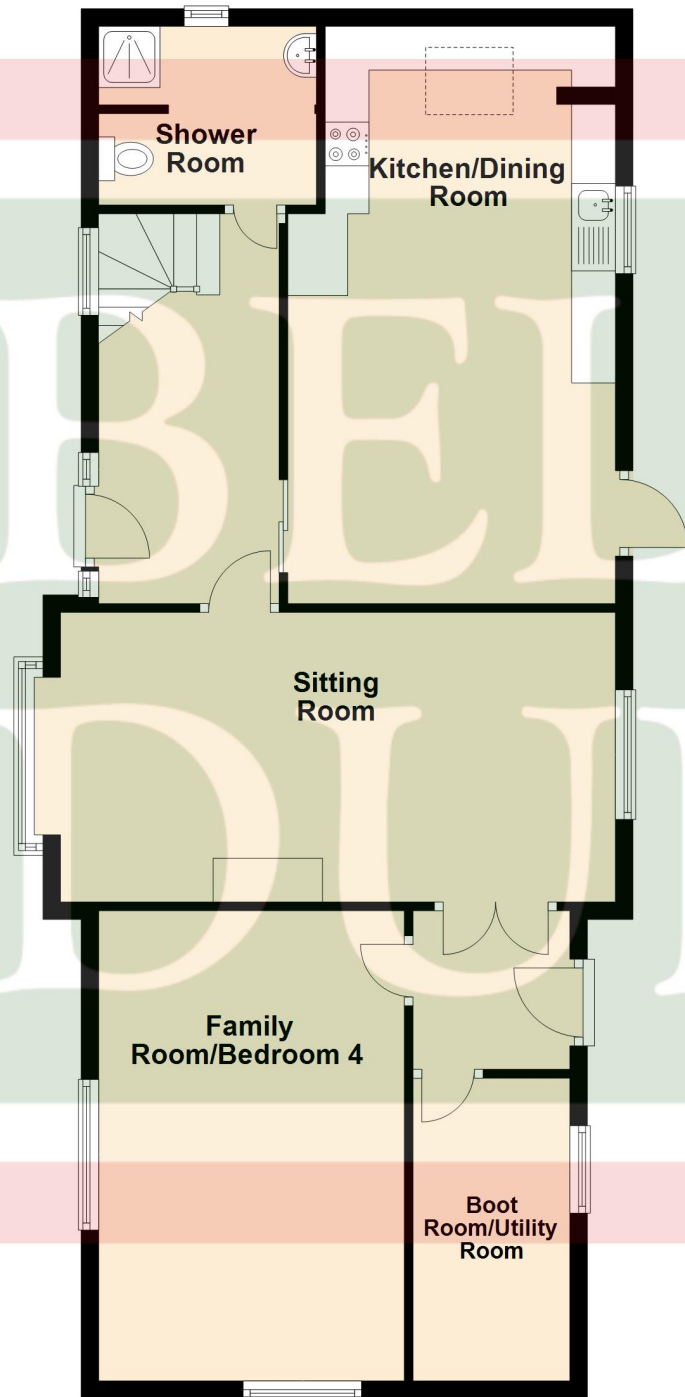
## **AGENTS NOTE**

Please note that planning permission was permitted for a single dwelling in 2010. Ref. 10/00813/O which has now expired, This was on the basis of bedroom 4/family room being demolished.

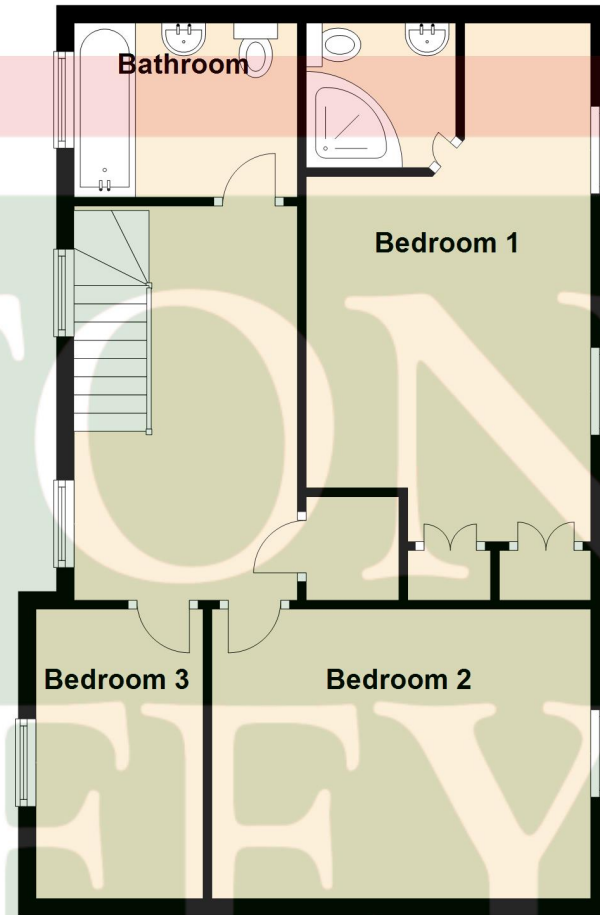
## **DIRECTIONS**

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 to the bottom of Priory Lane, turning right opposite The Green in North Wootton, into Carlton Drive. Proceed along here and the property will be seen towards the end of the right hand side.

**Ground Floor**



**First Floor**





## OTHER INFORMATION

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

Gas central heating.

EPC - C

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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