



NEWSON & BUCK
ESTATE AGENTS

3 Devon Crescent
North Wootton
King's Lynn
Norfolk
PE30 3QZ

£364,995

A well presented four bedroom detached family home situated in the highly desirable North Wootton. The spacious accommodation comprises hallway, w/c, lounge, dining room, kitchen, four bedrooms and family bathroom. The property further benefits from gas central heating, garage and ample off road parking. A range of amenities can be found nearby including a doctors surgery and schooling with more extensive facilities found in King's Lynn Town Centre.

- Detached Family Home
- Four Bedrooms
- Lounge
- Dining Room
- Garage & Off Road Parking
- Gas Central Heating
- EPC Rating: D



Entrance Hall

9' 09" x 7' 05" (2.97m x 2.26m) Entrance door, laminate flooring, stairs to first floor, under stairs cupboard, window to front aspect , radiator, doors leading to

Downstairs W/C

2' 08" x 7' 05" (0.81m x 2.26m) Tiled flooring, window to side aspect, hand basin, low level flush w/c

Lounge

12' 04" x 19' 01" (3.76m x 5.82m) Laminate flooring, feature fire place surround, window to front aspect, low level radiators

Dining Room

15' 05" x 9' 05" (4.70m x 2.87m) Vinyl flooring, window to rear aspect, patio doors leading to rear garden, low level radiators

Kitchen

13' 01" x 11' 01" (3.99m x 3.38m) Tiled flooring, range of base and wall cabinets, worktops, island with breakfast bar, integrated washing machine, space for fridge/freezer, steel sink with mixer tap, 5 ring gas hob with extractor, eye level oven with combi grill above, window to rear aspect, door leading to rear garden

Landing

carpeted, window to front aspect, open void area to below, storage cupboard, doors leading to

Bedroom One

12' 05" x 9' 07" (3.78m x 2.92m) Carpeted, radiator, window to rear aspect

Bedroom Two

12' 0" x 9' 08" (3.66m x 2.95m) Carpeted, radiator, window to rear aspect

Bedroom Three

6' 08" x 9' 02" (2.03m x 2.79m) Carpeted, radiator, window to front aspect

Bedroom Four

6' 08" x 9' 02" (2.03m x 2.79m) Carpeted, radiator, window to front aspect

Family Bathroom

5' 06" x 6' 01" (1.68m x 1.85m) Laminate flooring, window to front aspect, standard panelled bath with thermostatic rainfall shower over, vanity unit with basin, low level flush w/c, towel radiator

External

To the front the property is approached by a large shingle driveway providing off road parking for multiple vehicles as well as a garage with up and over door and external door to the rear.

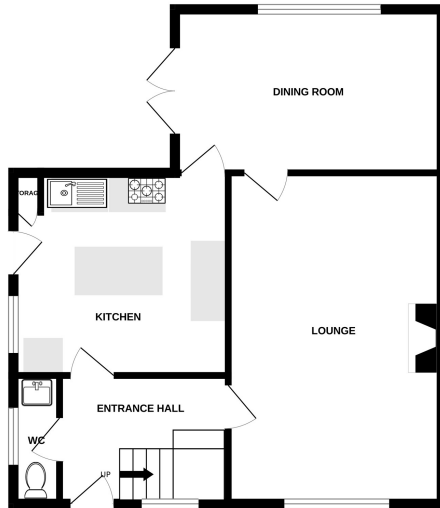
The south facing private rear garden is mostly laid to turf with a large patio area.

Council Tax - D

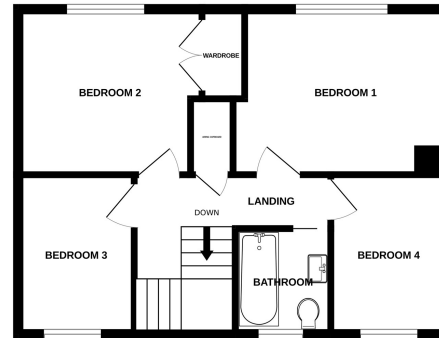
EPC - D



GROUND FLOOR



1ST FLOOR



Whilst every attempt 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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