



NEWSON & BUCK
ESTATE AGENTS

29 Hayfield Road
North Wootton
King's Lynn
Norfolk
PE30 3RR

£199,995

A very well located two bedroom semi-detached home situated in the popular Village of North Wootton. The accommodation comprises entrance lobby, lounge diner, kitchen, bathroom and two bedrooms. The property benefits from gas central heating, double glazing, garage and off road parking. A range of amenities can be found within walking distance including North Wootton Primary School.

- Two Bedrooms
- Lounge Diner
- Gas Central Heating
- Garage & Parking
- EPC Rating: Awaiting



Entrance Hall

Double glazed window to front, radiator and laminate flooring.

Lounge Diner

14' 1" x 12' 1" (4.29m x 3.68m) Double glazed window to front, radiator, under stairs cupboard and fitted carpet.

Kitchen

6' 9" x 12' 0" (2.06m x 3.66m) Double glazed door and window to front, double glazed window to side, fitted kitchen with space for fridge freezer and oven, gas central heating, radiator and tiled flooring.

Landing

Access to loft and fitted carpet.

Bedroom One

8' 6" x 12' 0" (2.59m x 3.66m) Double glazed window to front, radiator and fitted carpet.

Bedroom Two

6' 11" x 12' 0" (2.11m x 3.66m) Double glazed window to rear, cupboard with hot water tank, radiator and fitted carpet.

Bathroom

4' 11" x 8' 0" (1.50m x 2.44m) Double glazed window to side, panel bath, low flush w/c, wash hand basin, radiator and fitted carpet.

Garage

Double doors to front.

Garden

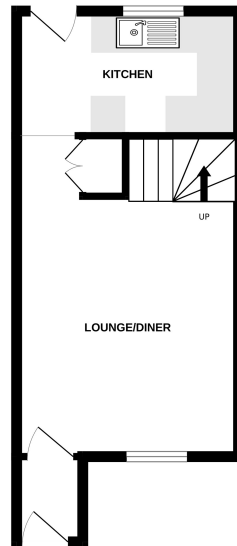
To the front of the property is a gravel driveway creating parking for numerous vehicles. To the rear of the property is a garden mainly laid to lawn with mature shrubs and hedging.

EPC Rating: Awaiting

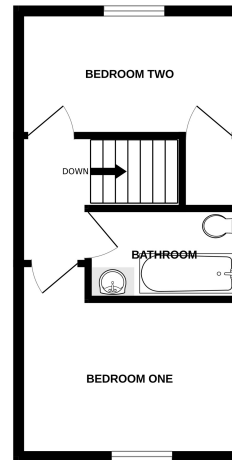
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hozon 12/2019



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