



1 Nursery Lane, South Wootton
Offers Over £625,000

BELTON DUFFEY



1 NURSERY LANE, SOUTH WOOTTON, NORFOLK, PE30 3LB

A well presented 4 bedroom detached bungalow, situated in a non estate location on an established plot of approximately half an acre (s.t.s.) with double garage.

DESCRIPTION

1 Nursery Lane comprises a well presented 4 bedroom detached bungalow, situated in a non estate location on an established plot of approximately half an acre (subject to survey) with double garage.

The property was built in the 1930's and has been substantially and tastefully extended to provide comfortable and flexible accommodation and is installed with gas fired central heating, double glazing and oak veneered internal doors.

The accommodation briefly comprises entrance hall, large sitting/dining room, kitchen/breakfast room, cloakroom, 4 bedrooms and a wet room.

Outside the property occupies a plot of approximately 0.5 acre (subject to survey) with double garage and parking.

The property is all on one level and wheelchair accessible.

There is potential to extend the property or a POTENTIAL BUILDING PLOT, both subject to planning permission.

SITUATION

South Wootton is perhaps one of the most sought after residential areas in West Norfolk, being well known for it's schools (K.E.S catchment area), shops, recreational facilities and activities including the nearby golf course on Castle Rising Road and rugby fields at North Wootton, close to G.P. Surgery at North Wootton and with close access to King's Lynn with it's full range of shopping and banking facilities and main line train to London's King Cross. The North Norfolk Coast is a short distance drive and is an area of outstanding natural beauty. South Wootton is also close to the Royal Sandringham Estate where the public have access to walk over the wooded estate

PORCH

With oak veneered glazed door leading into the 'T' shaped entrance hall.

'T' SHAPED ENTRANCE HALL

3.17m x 8.74m max (10' 5" x 28' 8") Part mosaic tiled floor and part solid oak flooring. Central hall area having a ceiling height of approximately 3.78m with high level window, heating controls for underfloor heating to the wet room. built-in storage cupboard, broom cupboard, radiator.

WET ROOM

2.81m max x 2.41m (9' 3" x 7' 11") Electric shower, low level WC with concealed cistern, wash hand basin with chrome mixer tap , extractor, ceiling light, towel rail, ceramic tiled floor with underfloor heating.

SITTING ROOM/DINING ROOM

8.90m x 5.03m narrowing to 3.62m (29' 2" x 16' 6") Three windows and French doors overlooking the grounds, 3 radiators, black cast iron wood burner set on a tiled hearth, solid oak flooring and opening into the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

5.39m max x 5.16m max (17' 8" x 16' 11") 'L' shaped granite effect worktop with ceramic sink unit with chrome mixer tap, antique white coloured soft closure cupboards and drawers under, space for fridge, space for dishwasher, 2 NEFF hide and slide, self cleaning fan assisted ovens, 4 ring induction hob with extractor over, further matching worktop with 6 pan drawers under and matching wall cupboards over with central plate rack. Further worktop with space and plumbing for automatic washing machine and tumble dryer, wall cupboards over, Worcester gas fired central heating boiler. Twin aspect windows with views over the grounds, towel rail, radiator, ceramic tiled floor, breakfast bar, oak veneered stable door to outside. built-in storage cupboard.

CLOAKROOM

1.3m x 0.95m (4' 3" x 3' 1") Low level WC, wash hand basin with chrome mixer tap and double cupboard under, radiator, ceramic tiled floor, extractor.

BEDROOM 1

4.22m x 3.60m (13' 10" x 11' 10") Radiator, engineered oak flooring, 3 double wardrobes with hanging rails and shelves.

BEDROOM 2

3.64m x 2.94m excluding door recess(11' 11" x 9' 8") Oak effect laminate flooring, radiator, double wardrobe with hanging rail and shelf over.

BEDROOM 3

3.92m x 3.55m into wardrobe recess (12' 10" x 11' 8") Built-in wardrobe, oak effect laminate flooring, radiator, twin aspect windows.

BEDROOM 4

2.9m x 2.6m (9' 6" x 8' 6") Radiator.

OUTSIDE

The property occupies an established plot of approximately 1/2 acre (subject to survey) which is accessed via twin timber gates leading onto a driveway which leads to an extensively shingled area with ample car parking. This leads to the detached brick double garage with twin up and over doors and power and light. To the east side of the property is a lawned garden with shrubs and trees being enclosed by fenced and hedged boundaries. To the south side of the property is further lawned areas being enclosed by hedged and fenced boundaries. To the front of the property there is paved pathway which leads to the front entrance door and to the side garden which is to the west of the property, having a raised paved patio leading onto a lawned garden with flowers, shrubs and external storage area (approx 4.98m x 1.86m). From the driveway and the west garden is a gated access which leads to a further extensively lawned garden which is to the north side of the property which has various fruit trees and access to a brick and timber outbuilding.

DIRECTIONS

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along, taking the second left hand turning into Nursery Lane, the property is the first on the left hand side.

OTHER INFORMATION

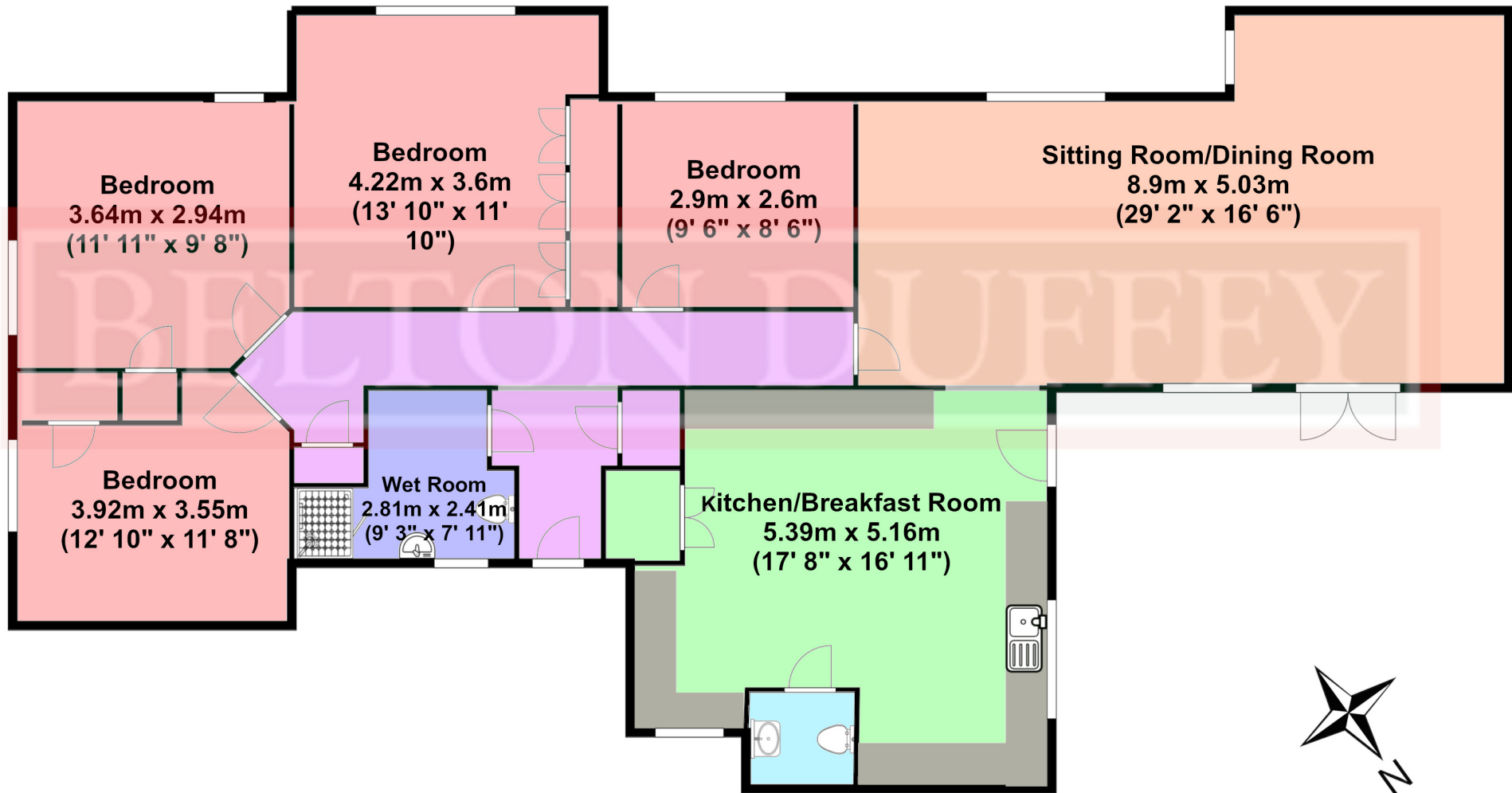
Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200. Council Tax Band E.

Gas central heating.

EPC - C.

Ground Floor

Approx 150 sqm
(1614 sqft)



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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