



NEWSON & BUCK
ESTATE AGENTS

21 Wesley Road
North Wootton
King's Lynn
Norfolk
PE30 3XA

£324,995

Welcome to 21 Wesley Road, tucked away in the heart of the ever-popular village of North Wootton, this beautifully presented four bedroom detached home offers both space and comfort for modern family living. At the heart of the property is a generous 23' lounge diner, the perfect setting for family gatherings and entertaining, which flows effortlessly into a light-filled conservatory overlooking the garden. A well-appointed kitchen is complemented by a practical utility room, while upstairs you'll find four well-proportioned bedrooms, including a private en-suite to bedroom four, and a stylish family bathroom. Step outside and you'll discover a wonderfully private, west-facing rear garden, offering a peaceful retreat to enjoy long summer evenings. To the front, there is ample off-road parking for multiple vehicles along with a garage, adding to the home's practicality. North Wootton itself is a vibrant and well-served village, with local amenities close at hand. For a wider selection of shops, schools, and leisure facilities, King's Lynn town centre is just a short drive away, with the added benefit of a main line rail connection to Cambridge and London King's Cross.

- Sought After Location
- Detached
- Four Bedrooms
- En-suite to Bedroom 4
- Gas C/Heating & Double Glazing
- Large Private Garden
- 23" Lounge/Diner
- Beautiful Family Home
- EPC - D
- Air Con to Three Rooms



Entrance Hall

4' 02" x 17' 02" (1.27m x 5.23m) Entrance door, window to side aspect, stairs to first floor, LVT herringbone flooring, doors leading to

Downstairs W/C

LVT herringbone flooring, low level flush WC, hand basin, radiator, window to front aspect

Lounge/Diner

11' 05" x 23' 10" (3.48m x 7.26m) LVT Herringbone flooring, window to front aspect, radiator, Air Con Unit, sliding doors to conservatory

Conservatory

12' 02" x 12' 09" (3.71m x 3.89m) LVT flooring, windows to side and rear aspect, Air Con Unit, patio doors leading to rear garden

Kitchen

8' 09" x 8' 09" (2.67m x 2.67m) LVT Herringbone flooring, range of base and wall cabinets, worktops, steel sink with mixer tap over, space for range cooker, extractor, space for Fridge/Freezer, integrated dishwasher, under stairs pantry cupboard, door leading to

Utility

6' 10" x 8' 02" (2.08m x 2.49m) Vinyl flooring, worktop, boiler, space and plumbing for Washing Machine & Tumble Dryer, window to rear, door leading to rear garden

Bedroom Four

8' 03" x 16' 05" (2.51m x 5.00m) Carpeted, radiator, window to front aspect

En-Suite

Tiled flooring with shower boarded walls , shower cubicle with thermostatic rainfall shower over, low level flush WC, hand basin, towel radiator.

Bedroom One

11' 11" x 13' 02" (3.63m x 4.01m) Carpeted, window to rear aspect, radiator

Bedroom Two

10' 06" x 10' 07" (3.20m x 3.23m) Carpeted, window to front aspect, radiator

Bedroom Three

6' 03" x 7' 05" (1.91m x 2.26m) Carpeted, radiator, window to front aspect

Family Bathroom

5' 05" x 8' 04" (1.65m x 2.54m) Vinyl flooring, tiled walls, window to rear aspect, panelled bath with thermostatic shower over, low level flush w/c, hand basin, radiator

External

The property is set back from the road with a shingled frontage, providing ample off-road parking for multiple vehicles.

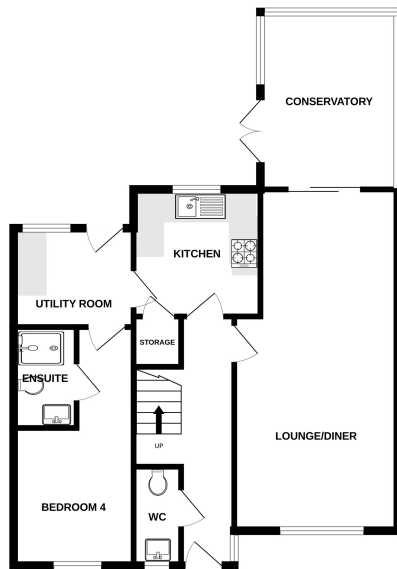
To the rear, the home enjoys a generous, west-facing garden that has been designed with both relaxation and entertaining in mind. A spacious patio area creates the perfect spot for summer barbecues or unwinding on warm evenings, while the remainder of the garden offers a private, green outlook ideal for family life.

EPC - D

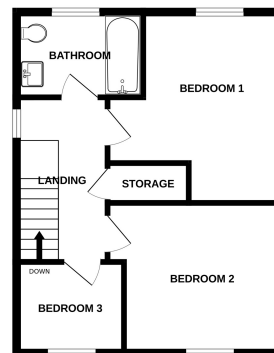
Council Tax - C



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

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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