



NEWSON & BUCK  
ESTATE AGENTS

5 Sycamore Close  
South Wootton  
King's Lynn  
Norfolk  
PE30 3JJ

£440,000

A very well presented four bedroom detached family home situated in the popular Village of South Wootton. The spacious accommodation comprises hall, study, w/c, open plan kitchen diner, living room, four bedrooms and a family bathroom. The property further benefits from gas central heating, garage with carport and larger than average plot for the area. Local amenities can be found in the Wootton's with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Open Plan Kitchen Diner
- Living Room
- Study
- Four Bedrooms
- Garage & Carport
- EPC Rating: E
- Gas Central Heating



## **Porch**

Entrance door to front and double glazed windows to front and side.

## **Hallway**

11' 1" x 8' 11" (3.38m x 2.72m) Glazed door and window to front, under stairs storage, Karndean flooring and stairs to first floor.

## **Open Plan Kitchen Dining Area**

20' 7" x 29' 8" (6.27m x 9.04m) Max measurements (L-Shaped Room) Double glazed door to side, double glazed sliding doors to rear, double glazed windows to front and rear, two tone kitchen with quartz worktops, breakfast bar, butler style sink, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for range style cooker with extractor above, bar area, two radiators and Karndean flooring.

## **Living Room**

18' 5" into bay x 14' 9" (5.61m x 4.50m) Double glazed windows to front and rear, feature fireplace, radiator and fitted. carpet.

## **W/C**

Double glazed window to side, low flush w/c, wash hand basin, radiator and Karndean flooring.

## **Study**

9' 0" x 7' 11" (2.74m x 2.41m) Double glazed window to front, radiator and fitted carpet.

## **Bedroom One**

11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

### **Bedroom Two**

11' 5" x 9' 7" (3.48m x 2.92m) Double glazed window to front, storage cupboard, radiator and fitted carpet.

### **Bedroom Three**

8' 9" x 11' 0" (2.67m x 3.35m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Four**

8' 10" x 9' 7" (2.69m x 2.92m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

5' 8" x 8' 2" (1.73m x 2.49m) Double glazed window to rear, panel bath with shower above, low flush w/c, pedestal wash hand basin, towel radiator and tiled flooring.

### **Garage & Carport**

Up and over door to front, door to side.

### **Garden**

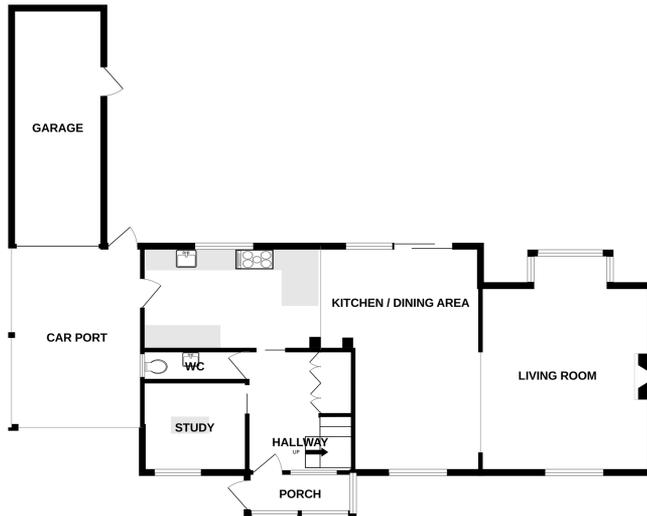
The front of the property is accessed via a driveway leading to a carport and single garage, The remainder of the front garden is laid to shingle. To the rear of the property is a garden mainly laid to lawn with a patio area leading from the dining room. The garden further benefits from mature plants and shrubs.

**EPC Rating: E**

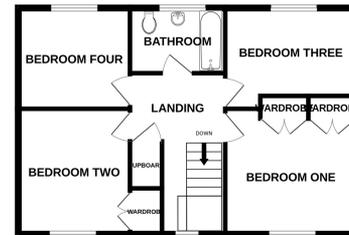
**Council Tax Band: E**



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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