



5 Briar Close, South Wootton
Guide Price £425,000

BELTON DUFFEY



5 BRIAR CLOSE, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3LU

An extended 4 bedroom, 2 bathroom detached house with parking, garage, good size gardens and swimming pool, situated in a sought after location. NO ONWARD CHAIN.

DESCRIPTION

An extended 4 bedroom, 2 bathroom, detached house with parking, garage, good size gardens and swimming pool, situated in a sought after location.

This substantial family house benefits from gas central heating, double glazing and briefly comprises: entrance porch, entrance hall, kitchen, garden room, good size open-plan sitting room/dining room and shower room to the ground floor. On the first floor are 4 bedrooms, a dressing room and family bathroom.

Outside, the property has a garage and established gardens front, rear and side plus a brick built outbuilding housing the 24ft swimming pool (currently not in use) and brick built shed/workshop.

The Agents recommend an early inspection of this property.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

ENTRANCE PORCH

1.47m x 1.17m (4' 10" x 3' 10") Brick construction with UPVC double glazed door with matching side panels to outside and tiled floor.

ENTRANCE HALL

3.64m max into stair recess x 2.66m max into door recess (11' 11" x 8' 9") UPVC frosted double glazed door with matching side panel into the porch, radiator, doors into kitchen, sitting room and shower room, staircase to first floor landing and ceramic tiled floor. Understairs cupboard housing the meters.

KITCHEN

3.84m x 3.62m max, narrowing to 2.72m (12' 7" x 11' 11" max, narrowing to 8' 11") Granite effect worktops with cupboards and drawers under, stainless steel sink unit with mixer tap, large window to rear, 4 ring hob with double oven under, matching wall cupboards, integrated Whirlpool dishwasher, space and plumbing for washing machine, part tiled walls, radiator, Worcester Greenstar Ri gas boiler, space for fridge freezer and ceramic tiled floor.

L-SHAPED SITTING ROOM/DINING ROOM

SITTING ROOM AREA 6.96m x 3.33m (22' 10" x 10' 11") Fireplace with marble hearth and tiled surround, inset and mantel, large UPVC double glazed window to front, radiator and archway into

DINING ROOM AREA

6.88m x 3.31m (22' 7" x 10' 10") Large UPVC window to front, 2 radiators and further large UPVC window to rear.

GROUND FLOOR SHOWER ROOM

2.15m x 1.82m max (7' 1" x 6' 0" max) Shower cubicle with Gainsborough electric shower, high level UPVC frosted window to front, low level WC, wash hand basin with cupboard under, extractor, heated chrome towel rail/radiator and tiled floor.



GARDEN ROOM

4.79m x 2.46m (15' 9" x 8' 1") Brick built construction with UPVC double glazed sliding patio doors to front, radiator, further UPVC double glazed sliding patio doors to rear garden and door into the kitchen.

FIRST FLOOR LANDING

Radiator and loft access.

BEDROOM 1

7.0m x 3.93m (23' 0" x 12' 11") 2 large UPVC windows to front, radiator and built-in wardrobes with hanging rails and storage cupboards above.

BEDROOM 2

7.0m into door recess x 3.06m into window recess (23' 0" x 10' 0") 2 UPVC windows to rear and radiator.

BEDROOM 3

4.83m x 2.43m (15' 10" x 8' 0") Triple aspect UPVC windows, radiator and door into dressing room.

DRESSING ROOM

2.77m x 2.38m max, narrowing to 1.72m (9' 1" x 7' 10" max, narrowing to 5' 8") UPVC window to rear.

BEDROOM 4

3.38m x 2.09m (11' 1" x 6' 10") UPVC window to front.

BATHROOM

1.85m max into bath area x 1.69m (6' 1" x 5' 7") Coloured suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, frosted window to rear, radiator and ceramic tiled floor.

OUTSIDE

The property occupies an established plot and is approached via a concrete pathway which leads to the front door, garden room door and around the property to the rear. The front garden is mainly laid to lawn with various flower and shrub beds and continues around to the West side of the property with further flower and shrub beds.

The rear of the property is also laid to lawn with flowers, shrubs and trees and various sheds, some requiring attention. There is also a coal bunker and outside tap.

BRICK BUILT WORKSHOP/SHED

2.28m x 1.51m (7' 6" x 4' 11")

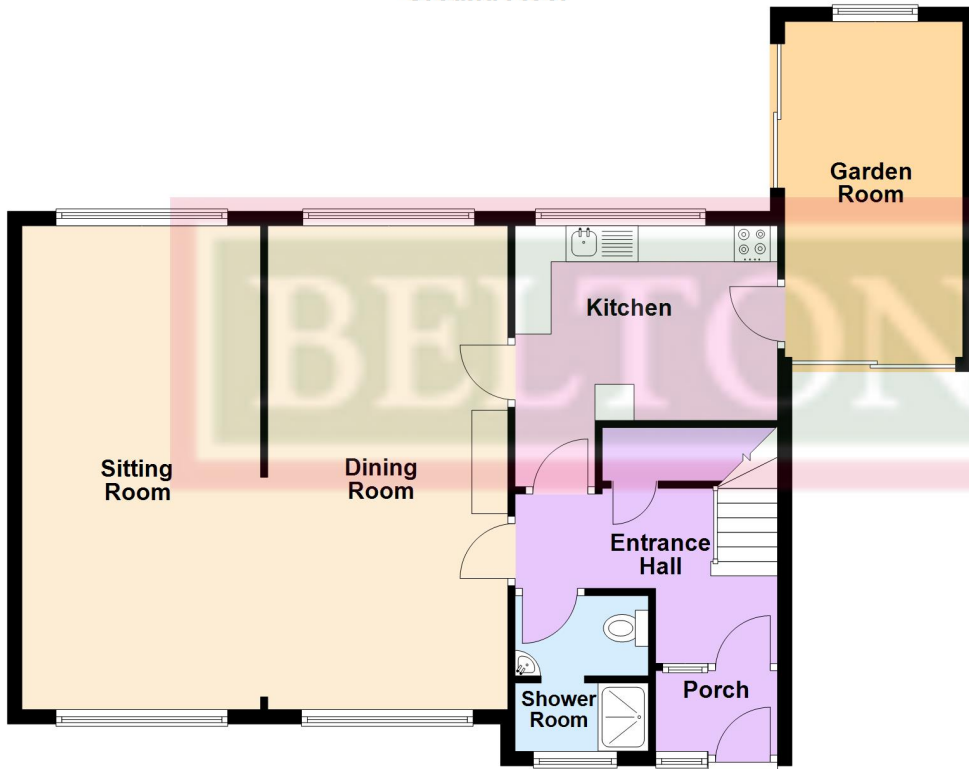
BRICK & TILED BUILDING HOUSING THE SWIMMING POOL

4.67m x 2.51m (15' 4" x 8' 3") 6.98m x 3.21m (22' 11" x 10' 6") Swimming pool (not currently in use) approx.4.67m x 2.51m (Approx.15ft x 8ft) Brick construction with corrugated plastic windows and roof, aluminium sliding doors, lights and tiled floor.

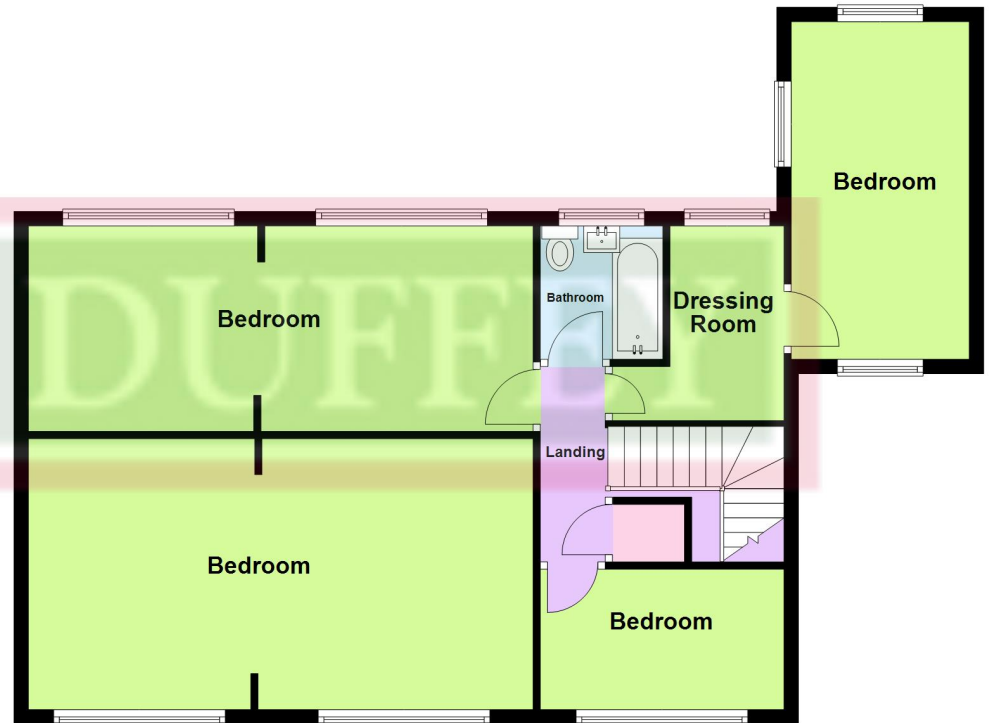
GARAGE

Up and over door, personal door to rear, power and light.

Ground Floor



First Floor



DIRECTIONS

From King's Lynn proceed out of town on the Edward Benefer Way (the Northern Bypass) onto Low Road, South Wootton. Continue along taking the second left hand turning into Nursery Lane. Proceed along here passing the Swan Public House on the left hand side and passing the junction for Church Lane on the left. Take the next right hand turning, signposted Avon Road. Continue along taking the second right hand turning into Briar Close. A short way down you will see a pull-in layby, park here and on foot proceed down the walkway, on your left hand side. The property will be just down here on the right.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band E.

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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