



**37 Sandy Lane, South Wootton**  
**Guide Price £349,950**

**BELTON DUFFEY**



# 37 SANDY LANE, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3NY

A non-estate, detached chalet bungalow with 3/4 bedrooms (1 en-suite) and 2 receptions, situated in a sought after location with woodland to the front.

## DESCRIPTION

A non-estate, detached chalet residence with 3/4 bedrooms (1 en-suite) and 2 receptions, situated in a sought after location with woodland to the front.

The property is installed with gas fired central heating, part UPVC double glazing and does require refurbishment. The accommodation briefly comprises: entrance porch, sun room, sitting room, kitchen/breakfast room, utility, cloakroom and 2 bedrooms, one having an en-suite wet room, to the ground floor. On the first floor are 2 further bedrooms and a shower room.

Outside, the property has gardens front and rear with ample car parking, garage and woodland views to the front.

The agents recommend an early inspection of this individual property.

## SITUATION

This part of Sandy Lane is an enviable location being situated opposite the Reffley Woods in South Wootton.

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 Royal Estate of Sandringham and 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

1.60m x 1.18m (5' 3" x 3' 10") UPVC double glazed units and entrance door leading to front garden and door into the sun room.

## SUN ROOM

4.69m x 2.28m (15' 5" x 7' 6") Brick construction with UPVC double glazed units, 2 radiators, glazed double doors with matching side panels leading into the sitting room.

## SITTING ROOM

4.87m x 4.76m (16' 0" x 15' 7") Coal effect fire with stone surround, 2 radiators, window to side, glazed panelled door into hall and glazed panelled door into the kitchen.

## KITCHEN/BREAKFAST ROOM

5.23m x 3.43m (17' 2" x 11' 3") Worktops to 3 sides with 1.5 bowl sink unit and mixer tap, cupboards and drawers under, built-in eye-level Bosch double oven with locker over, matching wall cupboards, space for fridge, Creda 4 ring gas hob, part tiled walls, built-in shelved pantry, space and plumbing for washing machine. Further shelved storage cupboard, 2 windows, ceramic tiled floor, door into the utility and UPVC double glazed doors leading to the rear garden.

## UTILITY ROOM

2.79m x 2.09m (9' 2" x 6' 10") Worktop with cupboards and drawers under, matching wall cupboards, ceramic tiled floor, glazed door to rear and further glazed door to side.

## INNER HALL

2.35m x 1.07m (7' 9" x 3' 6") Radiator, cupboard with hanging rail and shelves.



## **BEDROOM 1**

3.65m x 2.90m (12' 0" x 9' 6") Radiator, window to front, range of built-in wardrobes with matching drawers and side tables.

## **EN-SUITE WET ROOM**

1.80m x 1.74m (5' 11" x 5' 9") Low level WC, pedestal wash hand basin, heated towel rail, frosted window to side, Dimplex wall heater, extractor, Triton Enrich electric shower, pull down seat, hand rail and non-slip flooring.

## **BEDROOM 2/DINING ROOM**

3.06m x 3.04m (10' 0" x 10' 0") Window to side, radiator, archway into inner hall and doorway to an inner lobby.

## **INNER LOBBY**

Door to cloakroom, frosted window to side, radiator, staircase to first floor landing.

## **CLOAKROOM**

1.76m x 0.85m (5' 9" x 2' 9") Low level WC, wash hand basin, part tiled walls, cosmetic cupboard and shelf.

## **FIRST FLOOR LANDING**

Velux window.

## **BEDROOM 3**

3.68m x 2.98m (12' 1" x 9' 9") 2 Velux windows, radiator and eaves storage.

## **BEDROOM 4**

3.65m x 2.93m max, narrowing to 1.78m (12' 0" x 9' 7" max, narrowing to 5'10") 2 Velux windows, radiator and eaves storage.

## **SHOWER ROOM**

2.45m x 1.84m (8' 0" x 6' 0") Low level WC, wash hand basin set in vanity unit having cupboards and drawers under, Mira Sport shower in corner shower cubicle , tiled walls, radiator, chrome towel rail, Velux window and shaver socket.

## **OUTSIDE**

The property is approached via a shingle driveway which provides ample car parking with a paved area leading up to the garage.

The front garden is shingled for easy maintenance with flower, tree and shrub borders, a paved pathway leads around to the side of the property with a gated access to the rear. The front garden is enclosed by fenced boundaries to both sides with woodland opposite.

## **GARAGE**

Up and over door, power and light.

The rear garden has areas of hardstanding with a central 'Astro Turf' lawned area, various trees, flowers and shrubs with steps up to a raised paved area with garden seat, 2 garden sheds and a further concreted area suitable for dining out. The rear garden is enclosed by fenced boundaries.



AWAITING

FLOORPLAN

## **DIRECTIONS**

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Road) into Low Road, South Wootton. Continue along over the traffic lights and into Grimston Road. Proceed along Grimston Road taking the second right hand turning into Sandy Lane. Continue along Sandy Lane bearing left which takes to down to Reffley Woods. Continue along and the property will be seen on the left hand side, opposite the woods.

## **OTHER INFORMATION**

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

Council Tax Band D.

Gas central heating.

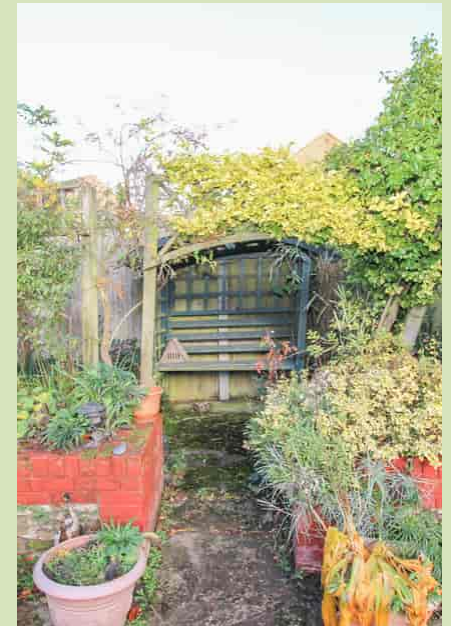
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## **TENURE**

This property is for sale .

## **VIEWING**

Strictly by appointment with the agent.





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