



NEWSON & BUCK
ESTATE AGENTS



32a South Wootton Lane, King's Lynn, Norfolk PE30 3BS £535,000

An impressive five bedroom detached chalet which has been extended to create an exceptional kitchen living area measuring over 26ft. The accommodation comprises entrance hall, utility room, kitchen living area, hall, playroom, office/study, lounge, w/c, ground floor bedroom with en-suite, four bedrooms to the first floor with a family bathroom. The property further benefits from off road parking for numerous vehicles, garage, gas central heating with under floor heating to the extension and double glazing. Local amenities can be found on Wootton Road, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hallway

Double glazed windows to side, radiator, Karndean flooring and stairs to first floor.

Kitchen Living Area

26' 10" x 21' 2" (8.18m x 6.45m) Double glazed bi-folding doors to rear, double glazed windows to front, back and side, double glazed Velux windows to both sides, fitted kitchen with matching wall and base units with Oak work surfaces, ceramic one and half bowl single drainer sink, space for Range Master with cooker hood above, integrated dishwasher, Karndean flooring and under floor heating, Log Burner.

Utility Room

9' 4" x 5' 8" (2.84m x 1.73m) Double glazed window to side, fitted kitchen units with ceramic single bowl, single drainer sink, space for fridge freezer and washing machine, Karndean flooring, under floor heating and door to garage.

Play Room

12' 7" x 8' 6" (3.84m x 2.59m) Double glazed window to side and rear, radiator and fitted carpet.

Office

9' 4" x 9' 1" (2.84m x 2.77m) Double glazed window to rear, radiator and wooden flooring.

Lounge

21' 2" x 11' 9" (6.45m x 3.58m) Double glazed window to front, double glazed double doors and windows to rear, feature brick fire place with tiled hearth, two radiators and fitted carpet.

W/C

Double glazed window to front, low flush Wc, vanity unit with wash hand basin, towel radiator and vinyl flooring.

Ground Floor Bedroom

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window to front, radiator and fitted carpet.

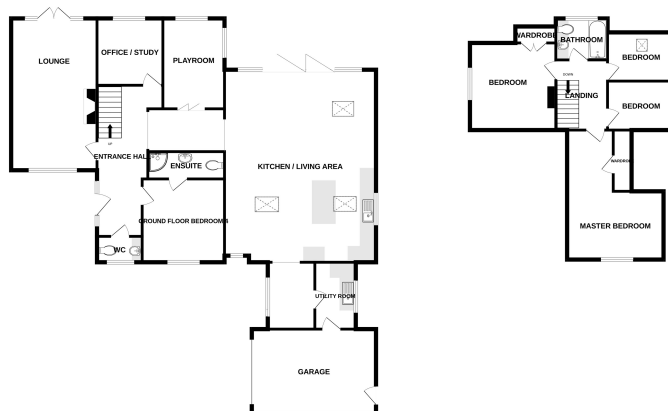
En-Suite

3' 9" x 10' 10" (1.14m x 3.30m) Corner shower enclosure with mixer shower, low flush Wc, pedestal wash hand



GROUND FLOOR

1ST FLOOR



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