



8 Stody Drive  
South Wootton  
King's Lynn, PE30 3UQ

£310,000



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# Stody Drive

South Wootton, King's Lynn, PE30 3UQ

Situated in the popular area of South Wootton, close to the services of Kings Lynn which has a main line rail link to Ely, Cambridge and London.

This detached house has a kitchen/dining room, living room with feature fireplace and patio doors leading to the conservatory and a downstairs cloakroom. In addition the current owners have converted the garage to provide additional living space which could be used as a snug or study. To the first floor there are 4 bedrooms and a family bathroom. Outside to the rear is an enclosed garden with patio areas, slate beds and lawn. The front of the property offers driveway parking, a further area laid to lawn and a path leading to the front door.



Part Glazed Door and Panel To

Entrance Hall

UPVC Double glazed window to side. Tiled floor. Door to dining room and snug.

Dining Room

9' 7" x 10' 3" (2.92m x 3.12m) Window to side & front. Radiator. Under stairs storage. Staircase to first floor.

Cloakroom

4' 1" x 5' 6" (1.24m x 1.68m) Window to side. Wash hand basin. W.C. Space for washing machine.

Kitchen/Dining Room

14' 0" x 9' 3" (4.27m x 2.82m) UPVC double glazed window to rear. Door to side. Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric hob and oven. Space for dishwasher and fridge freezer. Door to side. Radiator. Laminate floor.

Living Room

18' 9" x 11' 5" (5.71m x 3.48m) Feature fireplace. Radiator. Doors to conservatory.

Conservatory

12' 9" x 10' 4" (3.89m x 3.15m) Max. UPVC double glazing and brick construction. Tiled floors. patio doors to rear patio and garden.

Snug

16' 0" x 7' 9" (4.88m x 2.36m) UPVC double glazed window to front. Radiator. Laminate floor.

Landing

Storage cupboard. Loft hatch.

Bedroom 1

13' 0" x 10' 0" (3.96m x 3.05m) Window to front. Radiator. Fitted wardrobe.

Bedroom 2

9' 10" x 12' 7" (3.00m x 3.84m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 3

7' 2" x 8' 11" (2.18m x 2.72m) Window to front. Radiator. Storage shelves.

Bedroom 4

6' 6" x 8' 5" (1.98m x 2.57m) UPVC double glazed window to rear. Radiator.

Bathroom

6' 3" x 4' 10" (1.91m x 1.47m) Window to side. Panelled bath with riser rail and shower attachment over. Wash hand basin. W.C. Radiator.

Outside

Parking to the front of the property. Grassed area. Pathway leading to front door.

Rear garden with patio and shingled beds. Lawn area.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.