



**7 Greenacre Close, South Wootton**  
**Guide Price £290,000**

**BELTON DUFFEY**



# 7 GREENACRE CLOSE, SOUTH WOOTTON, NORFOLK, PE30 3LN

A 3 bedroom detached bungalow situated in a sought after location with parking, garage and gardens.

## DESCRIPTION

7 Greenacre Close comprises a 3 bedroom detached bungalow situated in a sought after location with parking, garage and gardens.

The property was built circa 1969 and is installed with gas central heating, double glazing and cavity wall insulation.

The accommodation briefly comprises entrance hall, sitting room/dining room, inner hallway, kitchen/breakfast room, 3 bedrooms and a bathroom.

Outside the property has a driveway with parking for 3 cars, garage and front and rear gardens.

## 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 HALL

2.04m x 1.22m (6' 8" x 4') UPVC double glazed door with stained glass window and double glazed frosted side panels leading to outside, laminate flooring, storage cupboard, radiator, opening into

## SITTING ROOM/DINING ROOM

6.39m x 3.35m (21' x 11') Fireplace with black tiled hearth and hardwood mantel, gas point, oak effect laminate flooring, 2 radiators, window overlooking front garden with plantation shutters, serving hatch to kitchen and door into

## INNER HALLWAY

3.38m x 0.89m (11' 1" x 2' 11") Loft access, laminate flooring, radiator, cupboard housing the Worcester Greenstar 30 CDi combi boiler.

## BEDROOM 1

4.16m x 3.43m narrowing to 2.97m to the chimneybreast (13' 8" x 11' 3" narrowing to 9' 9") Laminate flooring, twin aspect windows with plantation shutters, fitted double wardrobe and radiator.

## BEDROOM 2

2.59m x 2.43m (8' 6" x 8') Laminate flooring, window to side with plantation shutters, built-in wardrobe with locker over and radiator.

## BEDROOM 3

2.84m x 2.00m excluding door recess (9' 4" x 6' 7") Radiator, window to side with plantation shutters, built-in storage cupboard with locker over.

## BATHROOM

1.57m x 1.97m (5' 2" x 6' 6") Panelled bath with Triton Hawaii 2 electric shower over, pedestal wash hand basin, low level WC, radiator, ceramic tiled floor, tiled walls and frosted window to rear with blind.



## **KITCHEN/BREAKFAST ROOM**

3.75m into pantry recess x 3.34m maximum into door recess, (12' 4" into pantry recess x 10' 11" maximum into door recess) Sink unit in timber style worktop with cupboard under, space and plumbing for automatic washing machine, L-shaped worktop with cupboards and drawers under, space for cooker, matching wall cupboards, breakfast bar with double cupboard under, laminate flooring, radiator, window to rear with blind, UPVC double glazed door to outside.

## **OUTSIDE**

The property occupies an established plot with a driveway providing parking for 3 cars. The front garden is established with flowers and shrubs.

There is a gated access which leads to the rear garden which has a full width York stone style patio with pond, lawned areas, a raised border and established flowers and shrubs.

## **GARAGE**

5.66m x 2.53m (18' 7" x 8' 4") Power, light, up and over door and a personal door.

## **WORKSHOP/STORE**

1.89m x 1.85m (6' 2" x 6' 1") Personal door and window.

## **DIRECTIONS**

From King's Lynn town centre proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along taking the second left hand turning into Nursery Lane. Continue along passing the Swan Public House and Church Lane, take the next left hand turning into Meadow Road. Proceed along Meadow Road, turning left into Greenacre Close and the property will be seen towards the end.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. 01553 616200. Council Tax Band C.

Gas central heating.

EPC - D.

## **TENURE**

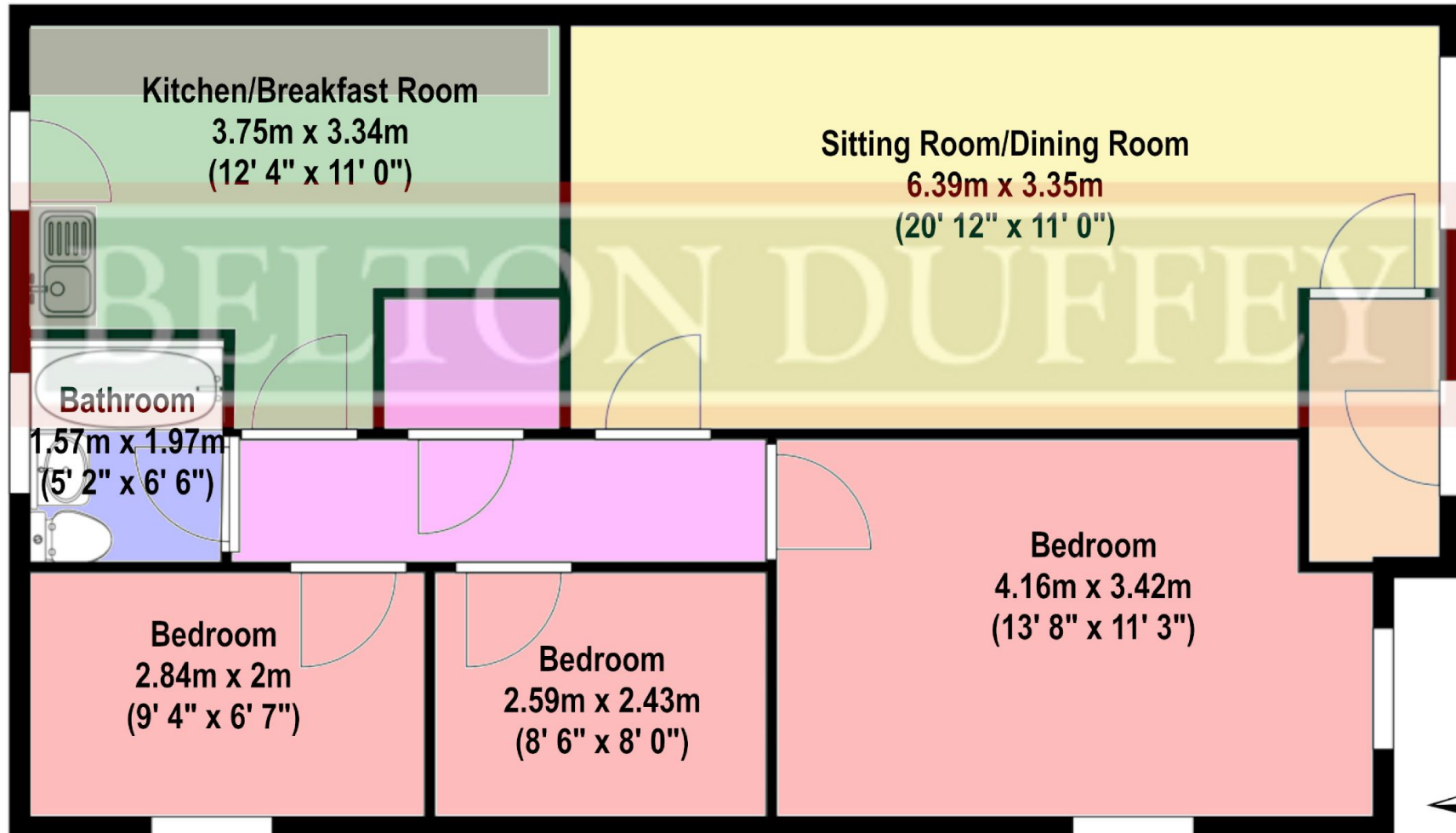
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

# Ground Floor

Approx 70sqm  
(753 sqft)







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