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ESTATE AGENTS



## 19 Wimpole Drive, South Wootton, King's Lynn, Norfolk PE30 3UH £325,000

An extended four bedroom detached family home situated at the bottom of a cul-de-sac in the highly popular village of South Wootton. The spacious accommodation comprises porch, hall, w/c, kitchen, utility room, open plan living dining room, four bedrooms and a family bathroom. The property has a full range of amenities nearby, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

#### Porch

Double glazed door to front, double glazed window to side and tiled flooring.

#### Hall

Under stairs cupboard, radiator and tiled flooring.

#### W/c

Glazed window to side, low flush w/c, wash hand basin and tiled flooring.

#### Kitchen

15' 3" x 8' 8" (4.65m x 2.64m) Double glazed window to front, fitted kitchen with matching wall and base units, space for range style cooker, integrated dishwasher, breakfast bar, radiator and tiled flooring.

#### Utility Room

14' 6" x 5' 8" (4.42m x 1.73m) Double glazed door to front, double glazed windows to side and rear, kitchen units with space for washing machine, sink, radiator and tiled flooring.

#### Open Plan Living Dining Room

23' 11" x 11' 6" (7.29m x 3.51m - max measurements, room partially divided) Double glazed doors and window to rear, two radiators, feature fireplace, and wooden flooring.

#### Landing

Double glazed window to side, storage cupboard, access to loft and wooden flooring.

#### Bedroom One

9' 2" x 11' 1" (2.79m x 3.38m) Two double glazed windows to rear, radiator, wooden flooring and built in wardrobes.

#### Bedroom Two

9' 2" x 10' 7" (2.79m x 3.23m) Double glazed window to rear, radiator and wooden flooring.

#### Bedroom Three

9' 10" x 7' 7" (3.00m x 2.31m) Double glazed window to front, radiator, built in wardrobe and wooden flooring.

#### Bedroom Four

6' 11" x 7' 11" (2.11m x 2.41m) Double glazed window to front, radiator and wooden flooring.

#### Bathroom

5' 5" x 6' 5" (1.65m x 1.96m) Double glazed window to side, p shape bath with electric shower above, low flush w/c, pedestal wash hand basin, towel radiator and laminate flooring.

#### Garage

Up and over door to front, power and light.

#### Garden

To the front of the property is a brick weave driveway creating parking for numerous vehicles. Gated access leads to the rear of the property which has a private garden, mainly laid to artificial grass and paving.

EPC Rating: D

Council Tax Band: C



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, distances, levels and floor plans should not be regarded as an absolute guarantee for any time period or in any circumstances. This is not a contract and the information should not be relied upon for any purpose other than a general guide. The services, systems and appliances shown have not been tested and no guarantee is made in relation to their operation or performance.