



NEWSON & BUCK  
ESTATE AGENTS

23 Avon Road  
South Wootton  
King's Lynn  
Norfolk  
PE30 3LS

£364,995

Welcome to 23 Avon Road, a well-presented four-bedroom detached family home, ideally positioned in the highly sought-after South Wootton area. Offering generous and versatile accommodation, this property includes a thoughtfully converted garage, now a spacious double bedroom with its own modern en-suite – perfect for guests, teenagers, or multi-generational living. The ground floor flows seamlessly to the outside, where a large, private rear garden awaits. Featuring both a patio seating area and a neatly lawned space, it provides the perfect setting for outdoor dining, play, or relaxation. The garden also benefits from a workshop and a delightful summer house, adding excellent flexibility for hobbies, storage, or a home office. Upstairs, the home continues to impress with three well-proportioned bedrooms and a bright, family-friendly bathroom. To the front, the property enjoys ample off-road parking, ensuring convenience for residents and visitors alike. Situated in a desirable residential setting, this home combines space, comfort, and practicality, with local amenities, well-regarded schools, and transport links all close at hand – making it an excellent choice for families in South Wootton.

- Detached House
- Four Bedrooms one with En-suite
- Sought After Location
- Large Private Rear Garden
- Lounge & Dining Room
- Kitchen
- Family Bathroom
- Off Road Parking
- Close to Amenities & Local Doctors
- Double Glazing & Gas Central Heating



### **Entrance Hall**

5' 10" x 11' 09" (1.78m x 3.58m) Entrance door, carpeted, radiator, under stairs storage, stairs to first floor, doors leading to

### **Lounge**

15' 09" x 13' 02" (4.80m x 4.01m) Carpeted, feature brick fireplace, window to front and side aspect, radiator, double doors leading to

### **Dining Room**

9' 2" x 8' 5" (2.79m x 2.57m) Carpeted, radiator, patio doors leading to rear patio

### **Kitchen**

12' 06" x 8' 05" (3.81m x 2.57m) Vinyl flooring, range of base and wall cabinets, worktops, inset granite sink with mixer tap over, window to rear aspect, pantry cupboard, space for under counter fridge, space for under counter freezer, space for washing machine, space for cooker and extractor over, tiled splashback and surround, cupboard housing boiler, door leading to

### **Rear Lobby**

3' 09" x 11' 08" (1.14m x 3.56m) Door to front and door to rear access, carpeted, door leading to

### **Bedroom Four**

7' 11" x 17' 10" (2.41m x 5.44m) Window to front aspect, electric radiator, carpeted, study area, door leading to

### **En- Suite**

6' 07" x 6' 02" (2.01m x 1.88m) Vinyl flooring, electric shower, towel radiator, hand basin, low level flush w/c, tiled wall

### **Landing**

Carpeted, loft access, window to side aspect, airing cupboard, doors leading to

### **Bedroom One**

13' 00" x 11' 01" (3.96m x 3.38m) Carpeted, window to front, built in wardrobe units to both sides, radiator

### **Bedroom Two**

9' 02" x 11' 1" (2.79m x 3.38m) Carpeted, window to rear, radiator, built in wardrobe

### **Bedroom Three**

10' 00" x 7' 8" max (3.05m x 2.34m) Carpeted, over stairs built in cupboard, radiator, window to front

### **W/C**

3' 04" x 5' 11" (1.02m x 1.80m) vinyl flooring, low level flush w/c, window to rear aspect

### **Family Bathroom**

5' 04" x 5' 11" (1.63m x 1.80m) Vinyl flooring, window to rear aspect, standard panelled bath with shower over, hand basin, tiled wall

### **Workshop**

11' 08" x 8' 08" (3.56m x 2.64m) concrete floor, window to rear aspect, space for storage units, power and lighting

### **External**

To the front of the property, a spacious shingle driveway provides ample off-road parking for multiple vehicles, ensuring convenience for family and visitors alike.

The rear of the property boasts a large, private garden, which is not overlooked and offers an excellent degree of seclusion. Thoughtfully designed, the garden is laid to a combination of patio, established planting, and a well-kept lawn, creating an inviting and versatile outdoor space. In addition, a summer house and a workshop provide further flexibility, ideal for hobbies, home working, or additional storage.

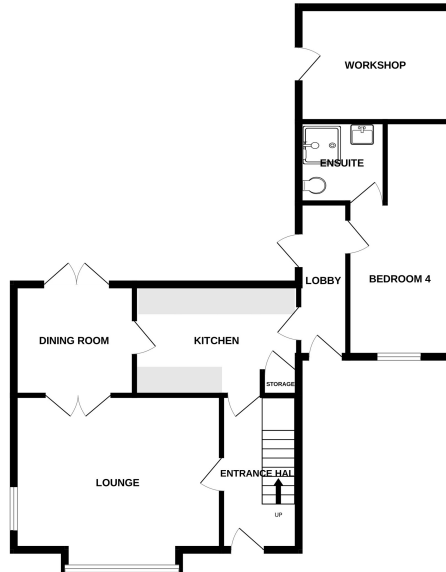
**Council Tax - C**

**EPC - Awaiting**

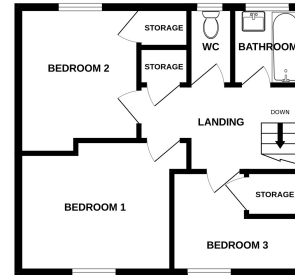




GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025.



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)