



Oakview, North Wootton
Guide Price £795,000

BELTON DUFFEY



OAKVIEW, MANOR ROAD, NORTH WOOTTON, NORFOLK, PE30 3PZ

A substantial 4 bedroom chalet bungalow, having 2 conservatories and large brick workshop, large garage and timber cabin on the most delightful plot which totals 1/3 acre, subject to survey.

DESCRIPTION

A substantial 4 bedroom chalet bungalow with 2 large conservatories, large brick workshop, garage and timber log cabin on the most delightful plot which totals 1/3 acre, subject to survey.

The property benefits from UPVC double glazing, gas central heating, Sharpe security camera system and outside lighting. The accommodation briefly comprises entrance porch, spacious reception hall, sitting room, kitchen/dining room, large conservatory, indoor swimming pool (currently not in use), 2 bedrooms and a bathroom to the ground floor. On the first floor are 2 further bedrooms and a bath area.

Outside, the property has an extensive brick weave driveway providing ample car parking, large garage, brick workshop, log cabin and large established gardens, backing onto woodland. The whole plot totals approximately 1/3 acre, subject to survey.

SITUATION

The property is located on the desirable Manor Road in North Wootton which is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

ENTRANCE PORCH

3.24m x 2m (10' 8" x 6' 7") UPVC double glazed entrance door and units with pitched polycarbonate roof, tiled floor and further UPVC door with matching side panel into the hall.

SPACIOUS RECEPTION HALL

5.36m x 2.58m, extending to 4.42m (17' 7" x 8' 6" extending to 14' 6") 2 radiators, dado rail and electric trip switches.

MASTER BEDROOM

4.66m into bay x 3.93m to front of wardrobes (15' 3" x 12' 11") Large bay window to front, range of fitted wardrobes, lockers over bedhead area and matching bedside tables, radiator and glazed shower cubicle with electric shower.

BEDROOM 2

3.69m x 3.02m (12' 1" x 9' 11") Window overlooking the rear garden and radiator.

GOOD SIZE BATHROOM

4.03m x 2.88m (13' 3" x 9' 5") Double size bath with jets, low level WC, wash hand basin in vanity unit with 4 cupboards under, mirror and matching wall cupboards above, glass display shelf, shaver socket, 1.5 size shower cubicle with mains shower, extractor, frosted window to rear, ceiling spotlights, 2 heated chrome towel rails/radiators and tiled floor.

SITTING ROOM

6.93m x 5.64m (22' 9" x 18' 6") Large bay window to front and further window to front, coal-effect fire in brick fireplace with tiled inset and hearth, 2 decorative ceiling roses, decorative cornice, dado rail, 2 radiators and window into the kitchen and further window to rear garden.

KITCHEN/DINING ROOM

8.67m x 3.88m into window recess (28' 5" x 12' 9" into window recess) Fitted marble effect worktops with 1.5 bowl composite sink unit and mixer tap, Belling range cooker comprising 7 gas hobs, 2 ovens, grill above and pan drawer, stainless steel splashback, cupboards and drawers under, tiled wall areas, large window to side, 2 radiators, space for washing machine, tumble dryer, dishwasher and upright fridge freezer and matching breakfast bar.



CONSERVATORY

5.24m x 4.92m (17' 2" x 16' 2") UPVC construction with top opening windows, pitched polycarbonate roof, double doors either side leading to rear garden, tiled floor and UPVC double glazed door with leaded side panels leading into the indoor swimming pool (currently not in use).

INDOOR POOL ROOM

UPVC units with top opening windows above and a pitched roof, swimming pool which is not currently in use with paved surround and tiled walls.

FIRST FLOOR

BEDROOM 3

6.30m x 4.88m (20' 8" x 16' 0") Window overlooking rear garden and door into bathroom.

BATHROOM

2.61m x 1.90m (8' 7" x 6' 3") Panelled bath, tiled wall areas, built-in wardrobe with hanging rail and shelf and door into bedroom 4.

SEPARATE WC

Low level WC and tiled effect floor.

BEDROOM 4

Window to rear, vanity unit with wash hand basin and double cupboard under.

OUTSIDE

The property is approached through decorative twin wrought iron gates leading to an extensive brick weave driveway which provides ample car parking and leading up to the the garage and front entrance porch. The remainder of the front garden is laid to neat lawn with various trees which include, 3 Victoria plum, 2 rhododendron and a camellia. The front of the property is enclosed by attractive brick and carrstone wall boundaries.

LARGE GARAGE

8.05m x 5.18m (26' 5" x 17' 0") Electric up and over door, window to side, worktop with cupboards under, further window to rear, Baxi gas boiler, separate electric fuse board and personal door to side.

BRICK BUILT WORKSHOP

8.13m x 2.83m (26' 8" x 9' 3") 4 UPVC windows and UPVC front door.

TIMBER LOG CABIN

5.15m x 3.32m (16' 11" x 10' 11") Power, light and air-conditioning unit.

The rear garden is a fine feature of the property being laid to lawn with various raised flower and shrub beds and borders. To the rear of the pool room is a raised area ideal for sitting out.

To the left hand side of the property is brick weave area, large Koi pond with pump and concrete pathway with access to the front of the property. The lawn continues around to the right of the property where there are steps up to a further large Koi pond with pergola and decked area, outside tap, 2 double outside power sockets and pathway leading up to the pool room which continues around to a wrought iron gate giving access to the front of the property.

The rear garden is enclosed by an attractive brick and carrstone wall and further wall boundaries, backing onto a wooded area.. The whole plot totals 1/3 of an acre, subject to survey.



DIRECTIONS

From the office proceed along Railway Road into John Kennedy Road bearing right into Edward Benefer Way, turn left into Nursery Lane and continue along into All Saints Drive and follow the road round to the right which will lead into Manor Road. The property will be seen a short way down, on the left hand side, designated by our 'For Sale' board.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band C.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



information given.

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any

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