



NEWSON & BUCK
ESTATE AGENTS



20 Pine Road, South Wootton, King's Lynn, Norfolk PE30 3JP

£495,000

Newson & Buck are proud to present to you this beautifully finished and freshly renovated four bedroom detached family home situated in the popular village of South Wootton, just four miles from King's Lynn. The property has just undergone an extensive renovation and is ready to move straight in to. The property consists of entrance hallway, down stairs w/c & utility room, kitchen diner, study, lounge, four bedrooms with an en-suite to master and a family bathroom. Furthermore there is a garage, off road parking for numerous vehicle's and freshly landscaped rear garden. Local amenities can be found as well as nearby schools that are within walking distance. You will not be disappointed with the look, feel, fit and finish of this incredible house!



01553 775151



Entrance Hallway

Tiled flooring, one radiator, staircase to first floor landing.

Utility / W/C

4' 05" x 9' 06" (1.35m x 2.90m) LVT flooring, fitted units housing sink, washing machine and tumble dryer, low flush W/C, one radiator, one double glazed window.

Study

8' 02" x 7' 03" (2.49m x 2.21m) LVT flooring, one radiator

Lounge

11' 10" x 18' 10" (3.61m x 5.74m) Fitted carpet, media wall fireplace, two double glazed windows, two radiators.

Kitchen Diner

17' 05" (Max) x 21' 03" (5.31m x 6.48m) LVT flooring, fitted units and central island housing induction hob and extractor, sink drainer with fitted hot tap, integrated oven, fridge freezer, dishwasher, cupboard space with electrics and lighting, one double glazed window facing to front and bi folding double glazed door opening to rear garden patio area.

Landing

Fitted carpets, airing cupboard and loft hatch access.

Bedroom One

10' 10" x 10' 03" (3.30m x 3.12m) Fitted carpets, wardrobe space, one radiator, one double glazed window.

Bedroom Two

12' 01" x 8' 10" (3.68m x 2.69m) Fitted carpets, one radiator, one double glazed window.

Bedroom Three

9' 07" x 10' 07" (2.92m x 3.23m) LVT flooring, fitted wardrobe and cupboard space, one radiator and one double glazed window.

Bedroom Four

10' 05" x 9' 05" (3.17m x 2.87m) Fitted carpets, one radiator and one double glazed window.

Bathroom

7' 07" x 5' 05" (2.31m x 1.65m) LVT flooring, bath tub with over head shower attachment, low flush W/C, sink unit, one towel radiator, one double glazed window.

Garage

8' 02" x 17' 00" (2.49m x 5.18m) Up and over front door, electrics and lighting, rear door leading to rear garden.

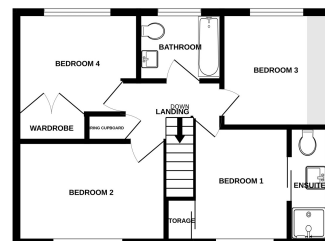
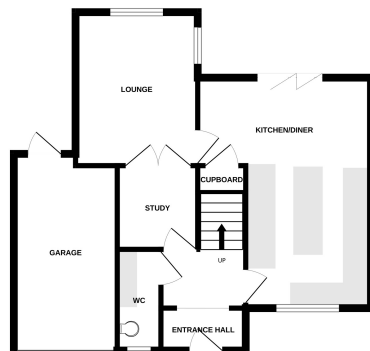
EPC - D

Council Tax Band D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
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