



NEWSON & BUCK  
ESTATE AGENTS

14 Stody Drive  
South Wootton  
King's Lynn  
Norfolk  
PE30 3UQ

£294,995

Welcome to 14 Stody Drive. Ideally located close to a variety of everyday amenities, including a supermarket, café and takeaways, this bright and well-presented home offers comfortable, modern living, complete with off-road parking and a versatile garage/office. The accommodation is thoughtfully arranged, with a dual-aspect living room at the heart of the home. Double doors open into the kitchen/dining room and conservatory beyond, creating a sociable, light-filled space perfect for family life and entertaining. The kitchen provides ample storage, space for a freestanding cooker, and direct access to the driveway. Upstairs are three bedrooms, including two generous doubles, alongside a modern family bathroom. A convenient downstairs W.C. completes the internal accommodation. Externally, a resin driveway provides off-road parking for two vehicles, while gated access leads to a full-length side carport for additional secure parking. The private, low-maintenance rear garden is laid to patio and fully fenced, with direct access to the garage/office — an ideal space for working from home, exercise, or hobbies, with the option to convert back if required.



- SEMI DETACHED
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING & CAR PORT
- GARAGE/OFFICE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- CONSERVATORY
- AIR CON UNIT

### **Entrance Hall**

3' 08" x 4' 07" (1.12m x 1.40m) Entrance door, tiled flooring , door leading to

### **Conservatory**

8' 09" x 8' 00" (2.67m x 2.44m) Tiled flooring, windows to rear and side aspect, French doors leading to rear garden

### **Downstairs W/C**

2' 11" x 4' 07" (0.89m x 1.40m) Tiled flooring and walls, low level flush W/C, hand basin, window to front aspect

### **Landing**

Carpeted, storage cupboard, Air Con Unit, doors leading to

### **Lounge**

15' 01" x 13' 02" (4.60m x 4.01m) LVT flooring, feature fireplace surround, radiator, window to front aspect, stairs to first floor

### **Bedroom One**

11' 05" x 8' 09" (3.48m x 2.67m) Carpeted, window to front aspect, feature panelled wall, built in wardrobes, radiator

### **Kitchen/Diner**

15' 01" x 8' 03" (4.60m x 2.51m) Tiled flooring, range of base and wall cabinets, worktops, inset steel sink with mixer tap over, window to rear aspect, stable style door to side, space and plumbing for washing machine, space for tumble dryer, space for cooker, extractor over, space for American style

Fridge/Freezer, radiator, opening leading to

### **Bedroom Two**

9' 10" x 8' 09" (3.00m x 2.67m) Carpeted, feature panelled wall, window to rear aspect, radiator

### **Bedroom Three**

6' 06" x 6' 02" (1.98m x 1.88m) Carpeted, radiator, window to front aspect

### **Family Bathroom**

6' 05" x 5' 05" (1.96m x 1.65m) Tiled floor, standard panelled bath with tiled surround, Thermostatic shower over, vanity unit with hand basin, low level flush w/c, towel radiator, window to rear aspect

### **Garage/Office**

15' 10" x 8' 01" (4.83m x 2.46m) Up and over door to front, sliding door to side, carpeted, electric radiator

### **External**

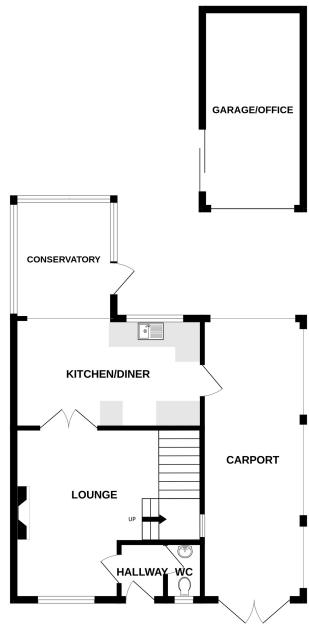
To the front, a resin driveway provides off-road parking for two vehicles, complemented by a full-length carport behind private gates, offering additional secure parking. The rear garden is laid to patio, fully fenced and private, creating a peaceful outdoor space, with convenient access to the garage, currently used as an office as well as a further useful garden shed

### **Council Tax - B**

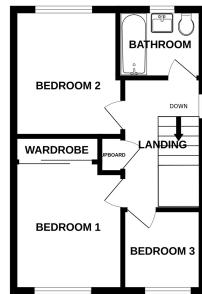
### **EPC - D**



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any third party. It is the responsibility of the buyer to have their own survey carried out to determine the suitability of the property for their intended purpose.

Mode was Interpon C200.



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