



NEWSON & BUCK  
ESTATE AGENTS



10 Tyndale, North Wootton, King's Lynn, Norfolk PE30 3XD

£285,000

A very well presented three bedroom semi-detached home which has been extended by the current vendors, situated in the popular North Wootton. The accommodation comprises porch, lounge, kitchen diner, conservatory, family bathroom, three bedrooms with the master benefitting from an en-suite (to be finished). The property benefits from double glazing, off road parking for numerous vehicles, gas central heating and a garage. Local amenities can be found in North and South Wootton along with Primary and Secondary Schools. A full range of facilities can be found in King's Lynn Town Centre along with a main line rail link into Cambridge and London King's Cross.



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**Entrance Porch**  
Double glazed entrance door.

**Lounge**  
12' 0" x 14' 9" (3.66m x 4.50m) Double glazed window to front, radiator, fitted carpet and stairs to first floor.

**Kitchen/Diner**  
11' 2" x 14' 9" (3.40m x 4.50m) Double glazed door window to rear, double glazed double doors to rear, fitted kitchen with matching wall and base units, space for range style cooker with extractor above, space for fridge freezer, space for dishwasher, space for washing machine, gas central heating boiler, radiator and tiled flooring.

**Conservatory**  
10' 0" x 13' 0" (3.05m x 3.96m) Double glazed windows to both sides and rear, double glazed door to side and tiled flooring.

**Landing**  
Access to loft and cupboard housing hot water tank.

**Master Bedroom**  
14' 6" x 11' 6" (4.42m x 3.51m) Double glazed window to front, radiator, storage cupboard, access to loft and fitted carpet.

**En-Suite (unfinished)**  
5' 3" x 8' 5" (1.60m x 2.57m) Double glazed window to rear, vinyl flooring, low level flush w/c, hand basin, plumbing for shower facilities

**Bedroom 2**  
8' 3" x 14' 0" (2.51m x 4.27m) Double glazed window to front, radiator and fitted carpet.

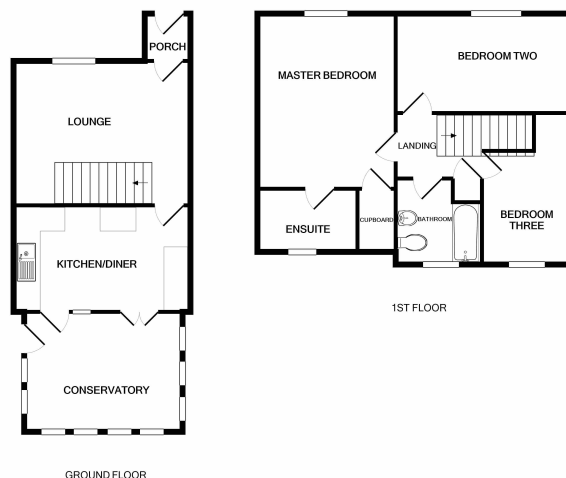
**Bedroom 3**  
11' 3" x 7' 8" (3.43m x 2.34m) Double glazed window to rear, radiator, cupboard space and fitted carpet.

**Bathroom**  
7' 9" x 6' 8" (2.36m x 2.03m) Double glazed window to rear, panel bath, low flush w/c, pedestal wash hand basin, towel radiator and tiled flooring.

**Garage**  
Up and over door to front and personal door to side.

**Garden**  
To the front of the property is a shingle driveway creating parking for numerous vehicles and pathway leading to the front door and gated access to the rear of the property. To the rear of the property is a garden mainly laid to lawn with raised borders and a hard standing area to the rear of the garage.

EPC - D



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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