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Sales, Lettings & Property Management

1 Station Road
North Wootton
King's Lynn
Norfolk
PE30 3QH

£699,950

An extremely well presented family home situated in the hugely popular location of North Wootton. The spacious accommodation comprises entrance hall, w/c, lounge, open plan kitchen living area, utility room, loft room and five bedrooms with the master benefitting from an en-suite. The property further benefits from air source heating, garage and well maintained garden. The property is positioned on the outskirts of the Village with a full range of amenities found locally. More extensive facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Four / Five Bedrooms
- Open Plan Kitchen Living Area
- Separate Lounge
- Utility Room
- EPC Rating: Awaiting
- Garage
- En-Suite To Master
- Air Source Heating



Entrance Hall

Double glazed composite door to front, radiator, under stairs cupboard and laminate flooring.

W/C

Double glazed window to side, low flush w/c, wash hand basin with storage below, radiator and laminate flooring.

Lounge

12' 11" x 19' 4" (3.94m x 5.89m) Double glazed window to front, multi-fuel burner with slate hearth, radiator and fitted carpet.

Open Plan Kitchen Living Area

18' 0" x 28' 6" (5.49m x 8.69m) Double glazed by-fold doors to rear, double glazed window to side, Velux windows to rear, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above, integrated dishwasher, ceramic sink, space for fridge freezer, two radiators, travertine tiled flooring with underfloor heating.

Utility Room

8' 3" x 11' 2" (2.51m x 3.40m) Double glazed door and window to rear, fitted kitchen cupboards, stainless steel sink, space for washing machine and tumble dryer, and laminate flooring.

Landing

Double glazed window to side, access to loft, storage cupboard and fitted carpet.

Master Bedroom

12' 11" x 13' 8" (3.94m x 4.17m) Double glazed window to front, radiator and fitted carpet.

En-Suite

5' 9" x 5' 2" (1.75m x 1.57m) Double glazed window to front, shower enclosure with mixer shower, low flush w/c, wash hand basin with vanity unit, towel radiator and vinyl flooring.

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m) Double glazed window to front, radiator and fitted carpet.

Bedroom Three

10' 8" x 8' 5" (3.25m x 2.57m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Four

8' 9" x 11' 4" (2.67m x 3.45m) Double glazed window to rear, storage cupboards housing hot water cylinder, radiator and fitted carpet.

Bedroom Five / Play Room

8' 9" x 16' 9" (2.67m x 5.11m) Double glazed window to rear, storage cupboards housing boiler, radiator, stairs to 2nd floor loft room, and fitted carpet.

Family Bathroom

5' 5" x 8' 10" (1.65m x 2.69m) Double glazed window to front, panel bath with mixer shower, low flush w/c, swash hand basin with storage below, radiator and vinyl flooring.

2nd Floor Landing

Storage cupboard and fitted carpet.

Loft Room

7' 10" x 11' 10" (2.39m x 3.61m) Velux window to rear, electric wall heater and fitted carpet.

Garage

20' 7" x 12' 7" (6.27m x 3.84m) Double glazed window to side, up and over door to front, and electric heating.

Garden

To the front of the property is a gravel driveway creating parking for numerous vehicles.. Gated access to the rear can be found either side of the property.

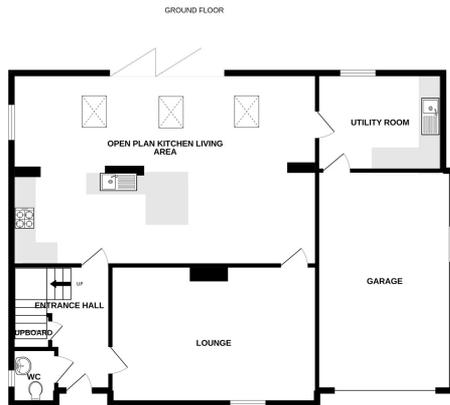
To the rear of the property is a low maintenance garden with paving and artificial grass. The garden benefits from outdoor electrical socket and space for garden sheds.

The neighbouring property has right of way to the side of the property.

EPC Rating: Awaiting

Council Tax - C





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.
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