



NEWSON & BUCK  
ESTATE AGENTS



## 11 St Botolphs Close, South Wootton, King's Lynn, Norfolk PE30 3TH £230,000

Newson & Buck are delighted to offer to the market this no chain, three bedroom semi detached home in a sought after area of the Woottons. Ready for the new owner to put their own fresh stamp on it, the property briefly comprises a handy entrance hall leading to open plan lounge diner, followed by the kitchen.

The first floor allows for three bedrooms and family bathroom. To the rear exterior is a good size corner plot garden fully enclosed with personal access to the garage with electric roller shutter door. All of this is offered with no chain in a great location.



01553 775151



## Frontage

Garden laid to lawn, shared access driveway lead to off road parking, garage & front entrance door.

## Entrance Hall

1.59m x 1.72m (5' 3" x 5' 8") UPVC double glazed door to front aspect, oak effect laminate flooring, stairs to first floor, door to -

## Lounge Diner

7.48m x 3.80m (24' 6" x 12' 6") (max to recess)

UPVC double glazed window to front & rear aspect, oak effect laminate flooring, radiators, under stair storage, door to -

## Kitchen

2.96m x 2.39m (9' 9" x 7' 10") (max to recess) Range of matching base and wall units, work tops, stainless steel sink and drainer, tiled splash back, single electric oven, four ring gas hob, tiled floor, space for fridge freezer and washing machine. UPVC double glazed window & door to rear aspect leading to rear garden.

## Landing

2.60m x 1.91m (8' 6" x 6' 3") UPVC double glazed window to side aspect, loft access, airing cupboard, doors to -

## Bedroom One

3.87m x 2.99m (12' 8" x 9' 10") UPVC double glazed window to front aspect, radiator.

## Bedroom Two

3.55m x 2.92m (11' 8" x 9' 7") (max to wardrobe recess) UPVC double glazed window to rear aspect, built in storage, radiator.

## Bedroom Three

3.91m x 1.90m (12' 10" x 6' 3") UPVC double glazed window to front aspect, radiator, built in storage.

## Bathroom

2.01m x 1.85m (6' 7" x 6' 1") UPVC double glazed window to rear aspect, bath with over head electric shower, predominately tiled walls, WC, hand wash basin and radiator.

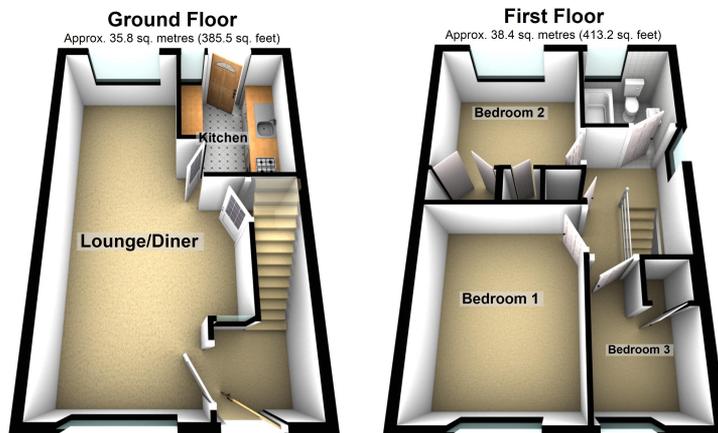
## Garden

Predominately laid to lawn, wrapping around the garage, access to garage via personal door, fully enclosed.

## INFO

CT BAND - B

EPC - C



Total area: approx. 74.2 sq. metres (798.6 sq. feet)