



Rose Cottage, South Wootton
GUIDE PRICE £595,000

BELTON DUFFEY



ROSE COTTAGE, HALL LANE, SOUTH WOOTTON, NORFOLK, PE30 3LG

An individual, 3 double bedroom (1 en-suite), 3 reception detached residence (approx. 2000 sq.ft) situated in a sought after location with good size established private gardens and double garage.

DESCRIPTION

An individual, 3 double bedroom (1 en-suite), 3 reception detached residence (approx. 2000 sq.ft) situated in a sought after location with good size established private gardens and double garage.

Then property was built in the late 1970's and is installed with double glazing and gas fired central heating.

The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room with walk in pantry, good size utility room, sitting room, dining room, garden room and master bedroom with en-suite on ground floor. On the first floor is a spacious landing, cloakroom, bathroom and 2 double bedrooms.

Outside, the property has ample car parking, double garage with 2 brick garden stores to the rear and good size private established gardens.

The Agents recommend an early inspection of this property.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

ENTRANCE HALL

Radiator, staircase to first floor landing, hardwood stained glass door to outside.

CLOAKROOM

Low level WC, wash hand basin, radiator.

UTILITY ROOM

L-shaped walnut block effect worktop with Franke sink unit and chrome mixer tap, soft closure Buttermilk coloured cupboards and drawers under, matching wall cupboards, space and plumbing for washing machine, radiator, cupboard housing the Glowworm Flexicom 24HS gas central heating boiler, insulated hot water cylinder, adjoining broom cupboard.

KITCHEN/DINER

Measurement is Incorporating the walk-in pantry. Walnut block effect worktops to 4 sides with 1.5 bowl Franke sink unit with chrome mixer tap, soft closure Buttermilk coloured cupboards and drawers under, including pan drawers, pull-out carousel corner unit, pull-out bin unit. Neff fan assisted oven with Neff microwave oven over. White gas fired Aga with 2 ovens, hot plate and simmering plate, ceramic tiled floor, radiator, walk-in shelved pantry with window.

DINING ROOM

Radiator, French doors to rear garden, sliding patio door into the garden room.

GARDEN ROOM

Sliding patio doors to rear garden, radiator.

SITTING ROOM

4.86m x 4.58m (15' 11" x 15' 0") Large picture window, radiator.



BEDROOM 1

Radiator, fitted woodgrain effect wardrobes with hanging rails and shelves, 1 being mirrored, matching chest-of-drawers. Shower cubicle with Triton electric shower.

EN-SUITE BATHROOM

Panelled bath, wash hand basin set on a white top with cupboards and drawers under, marble style tiled floor, heated towel rail, fully tiled walls.

SPACIOUS FIRST FLOOR LANDING

Radiator.

INNER LANDING

Range of storage cupboards, radiator.

BEDROOM 2

Radiator, double sliding wardrobe.

BEDROOM 3

Radiator, triple mirrored wardrobe with hanging rails.

FAMILY SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, heated chrome towel rail/radiator.

CLOAKROOM

Low level WC.

OUTSIDE

The property occupies a landscaped generous sized plot with driveway leading to the double garage. The front garden is laid to shaped lawn with established flowers, shrubs and trees, being enclosed by a matured hedge boundary and wall to the front providing privacy and seclusion.

Adjoining the driveway is a further garden area with established shrubs and trees.

COVERED L-SHAPED OPEN PORCH

5.19m x 5.68m with a width of 0.91m (17' 0" x 18' 8" with a width of 3' 0") Personal door to garage and gate to the rear garden.

DOUBLE GARAGE

5.83m x 5.68m (19' 2" x 18' 8") Electric up and over door, double glazed window and hardwood door.

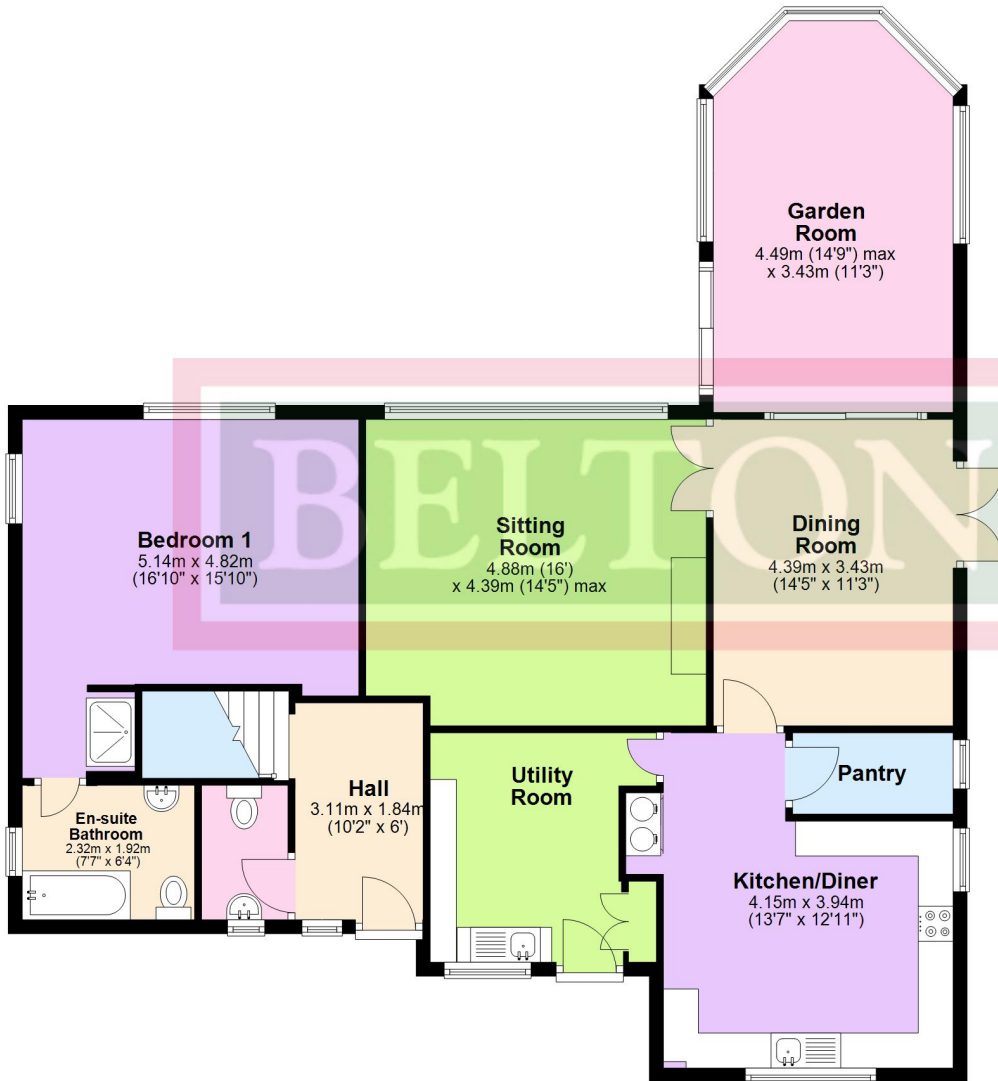
To the rear of the property is a raised paved patio giving access to 2 garden stores to the rear of the double garage. STORE 1 - 3.76m x 1.25m with power and light. STORE 2 - 1.85m x 1.25m. There are steps which lead down to a further patio area which leads on to the lawned rear garden with mature trees and shrubs, period feature wall and a compost/storage area to the side of the garage.

To the South side of the property is a raised patio with 2 canopies leading onto a lawned garden with established flowers and shrubs, being enclosed by fenced and hedged boundaries.

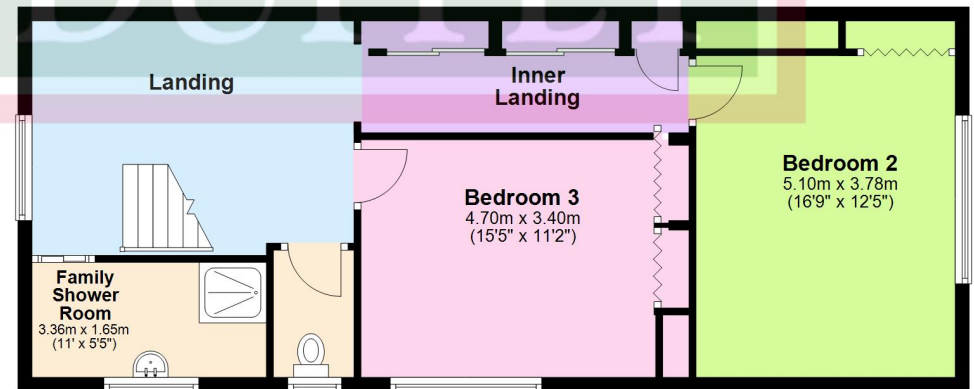
DIRECTIONS

From King's Lynn town centre, proceed out of town on the Edward Benefer Way and take the first turning left into Hall Lane. Proceed along and the property will be seen on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band F.

EPC - TBC.

Gas central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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