



40 Willow Road, South Wootton
Guide Price £315,000

BELTON DUFFEY



40 WILLOW ROAD, SOUTH WOOTTON, NORFOLK, PE30 3JW

A 3 bedroom detached bungalow situated in a sought after location with garage and gardens, backing onto woodland.

DESCRIPTION

A 3 bedroom detached bungalow situated in a sought after location with garage and gardens backing onto woodland.

The property was built in the 1970's and is installed with gas fired central heating, double glazing and briefly comprises entrance hall, sitting room/dining room, kitchen, 3 bedrooms, shower room and cloakroom.

Outside, the property has a driveway, garage, gardens front and rear, backing onto woodland.

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

2.68m x 1.46m (8' 10" x 4' 9") UPVC double glazed door with matching side panel to outside, radiator. Instromet electronic weather monitor.

INNER HALL

4.26m x 1.01m (14' x 3' 4") (minimum) Loft access, smoke alarm, thermostat.

SITTING ROOM/DINING ROOM

5.76m x 3.47m (18' 11" x 11' 5") Twin aspect windows, feature fireplace with carpeted hearth and stone surround, radiator, TV and telephone point.

KITCHEN

2.96m x 3.01m (9' 9" x 9' 11") L-shaped granite effect worktop with stainless steel sink unit and chrome mixer tap, water softener, light oak fronted cupboards and drawers under, 4 ring ceramic hob with extractor over, return worktop with cupboard under, Hotpoint double fan assisted oven with cupboard under and locker over, matching wall cupboards, window to side, double glazed door to outside, recessed area suitable for fridge.

PANTRY: 1.07m x 0.79m (3' 6" x 2' 7")

BOILER CUPBOARD

1.07m x 0.74m (3' 6" x 2' 5") Worcester comfort II RH gas central heating boiler (installed November 2019), electric trip switches (tested 2019)

BEDROOM 1

3.55m x 3.05m (11' 8" x 10') Window to front, radiator.



BEDROOM 2

3.00m x 2.72m (9' 10" x 8' 11") UPVC double glazed window and door (installed 2022) which overlook the garden and woodland beyond, radiator, fitted wardrobes with hanging rails, shelves and lockers over, fitted dressing table with drawers under.

BEDROOM 3

2.88m x 2.33m (9' 5" x 7' 8") (excluding door recess) Radiator, window overlooking rear garden and woodland beyond.

SHOWER ROOM

2.34m x 1.64m (7' 8" x 5' 5") Double size shower cubicle with triton electric shower, low level WC, pedestal wash hand basin with chrome mixer tap and Triton instaflow water heater, radiator, fully tiled walls, frosted window to rear, extractor.

CLOAKROOM

3.02m x 0.83m (9' 11" x 2' 9") Frosted window to side, low level WC, wash hand basin with splashback, radiator.

OUTSIDE

2.38m x 1.80m (7' 10" x 5' 11") Outside the property is approached via a concrete driveway providing ample car parking which leads to the detached brick garage. The front garden is designed for easy maintenance being paved with a cherry tree, there is a concrete pathway leading to the front entrance door. The rear garden has a paved patio which leads onto the rear lawned garden with established shrub and tree borders, raised bed, greenhouse. The rear garden is enclosed by fence boundaries backing onto woodland. To the rear of the garage there is a storage shed 2.38m x 1.80m (7' 10" x 5' 11"). GARAGE 5.20m x 2.50m (17' 1" x 8' 2")

GARAGE/WORKSHOP

5.2m x 2.5m (17' 1" x 8' 2") Brick built with recovered flat roof in 2020, power, light and recently installed double glazed door.

DIRECTIONS

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue to the traffic lights, turning left into Castle Rising Road and take the first right hand turning into Oak Avenue, continue along taking the first left hand turning into Willow Road. Proceed down here and the property will be seen approximately half way down on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

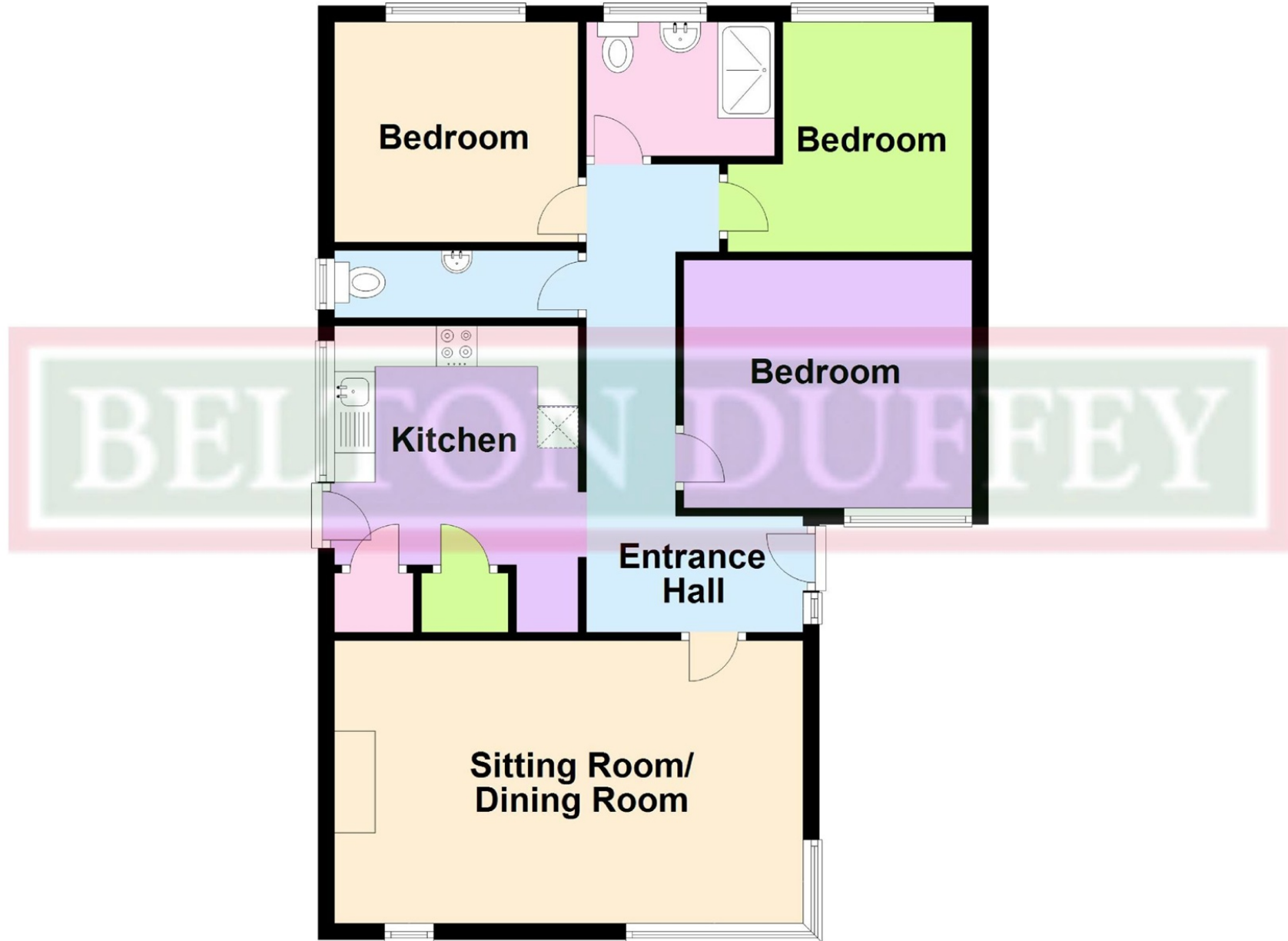
Council Tax Band C.

EPC - C.

Gas Central Heating

Ground Floor

Approx. 76.4 sq. metres (822.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.2 sq. feet)

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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