



Burdean Station Road, North Wootton
Guide Price £479,950



Burdean Station Road

North Wootton,

King's Lynn, Norfolk, PE30 3QH



A deceptively spacious three/four bedroom detached bungalow with double garage on large plot over just under 1/3 of an acre.

DESCRIPTION

This generously proportioned bungalow is fitted with gas-fired central heating (boiler installed approximately 1 year ago) and benefits from double glazing throughout.

The property is particularly versatile and well-suited to multi-generational living if required. Benefiting from a wide hallway and graduated side access the property would also suite anyone with mobility issues.

ACCOMMODATION

A wide and welcoming entrance hall leads into a spacious sitting room to the right, featuring triple-aspect windows that flood the room with natural light and a feature brick fireplace. Opposite, a well-proportioned double bedroom and a fitted bathroom provide convenient accommodation, while two airing cupboards, including one housing the recently installed gas boiler (approximately one year old), add practical storage. Further along, another large bedroom benefits from an adjoining dressing room. PLEASE NOTE: Previously, this large bedroom was a reception room and the dressing room was a single bedroom off for multi generational living with direct access to outside via UPVC double doors to the driveway. There is a second generous double bedroom opposite. At the heart of the bungalow, a bright open-plan kitchen and dining area flows effortlessly into a versatile living room/snug, creating an ideal space for family living and entertaining. The kitchen also provides access to a utility room with a downstairs WC and a side door, combining convenience with functionality.



what3words: ///dusty.elders.frogs

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

The front of the property is mainly laid to lawn, with a pathway leading to the front entrance door. The driveway is generously proportioned, providing parking for at least four vehicles, and is secured midway by an electric security gate, leading through to the brick double garage. The double garage features an electric up-and-over door, fitted cupboards and shelving, and a side door giving access to the rear of the property.

At the rear, the garden enjoys an attractively shaped paved patio, ideal for sitting and dining out with the remainder laid to neat lawn, enclosed by hedging and a full width fence. Through this fence, a gated access leads to a further sizeable lawned garden area, again enclosed by hedging to the sides and rear. The total plot extends to just under one-third of an acre.

SERVICES AND EPC RATING

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

Council Tax Band - E.

EPC - D

Gas central heating (New Worcester gas boiler installed in 2025).

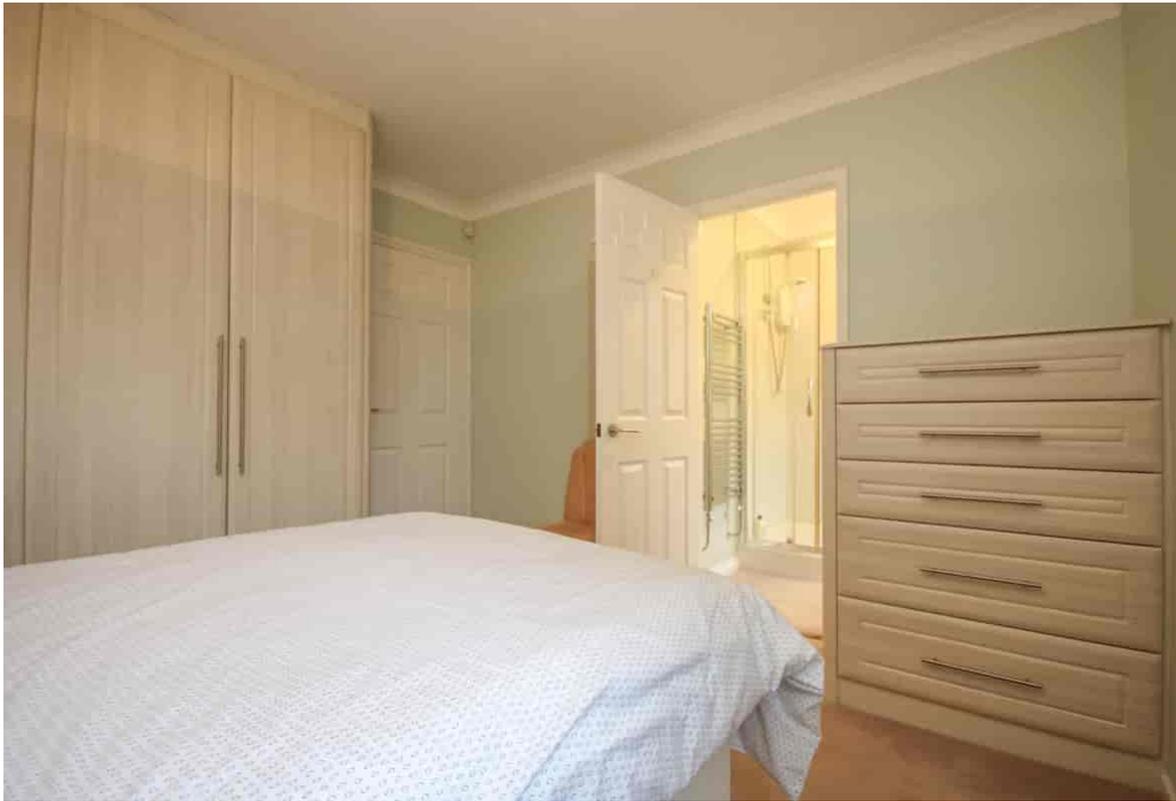
TENURE

This property is for sale Freehold.

Burdean Station Road

North Wootton,
King's Lynn, Norfolk, PE30 3QH

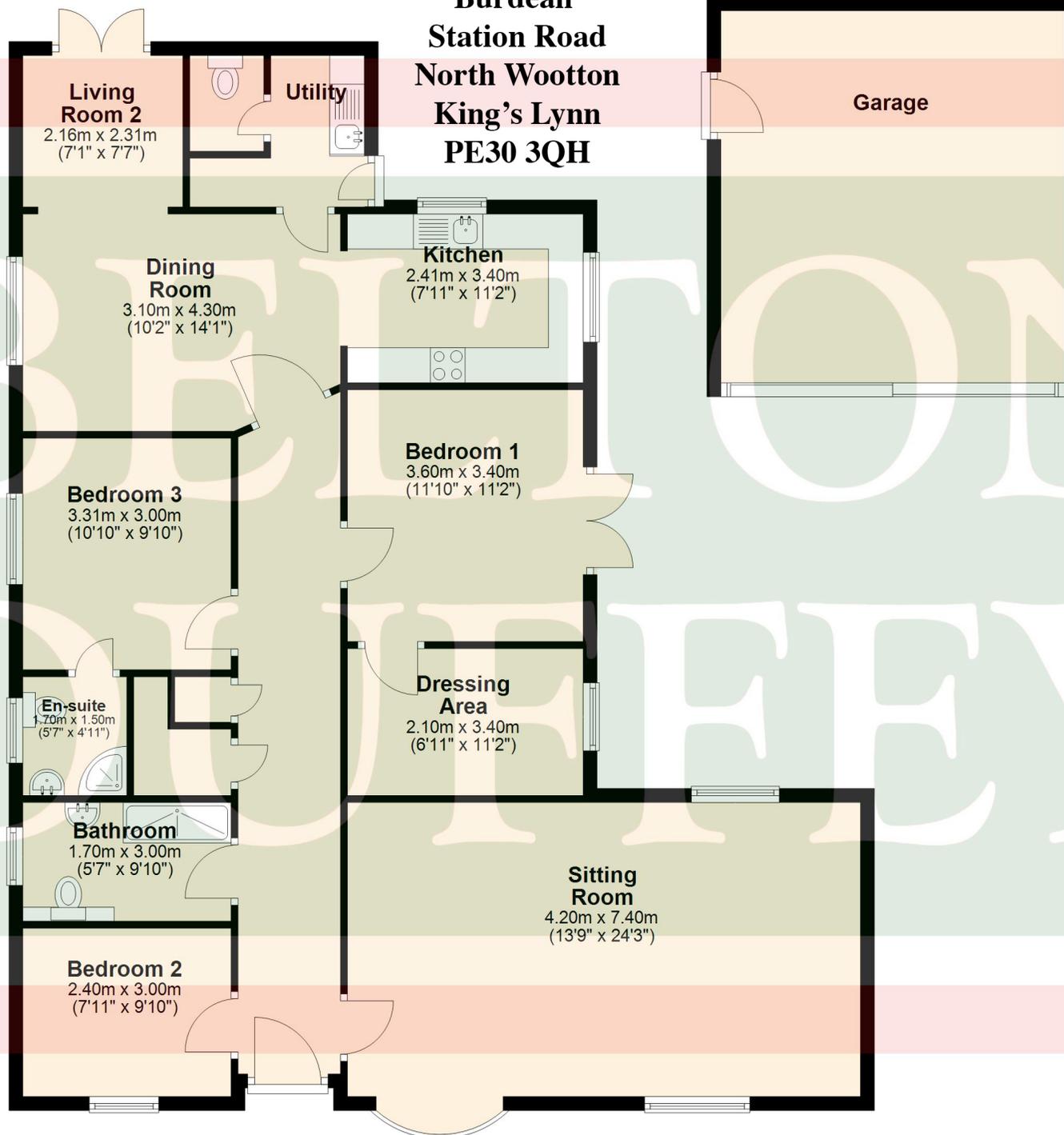




SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

**Burdean
Station Road
North Wootton
King's Lynn
PE30 3QH**





IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn
T: 01553 770055
E: info@beltonduffey.com

Fakenham
T: 01328 855899
E: fakenham@beltonduffey.com

Wells-next-the-Sea
T: 01328 710666
E: wells@beltonduffey.com



beltonduffey.com