



19 Avon Road, South Wootton
Offers In Excess Of £315,000

BELTON DUFFEY



19 AVON ROAD, SOUTH WOOTTON PE30 3LS

A 3 bedroom detached house situated in a sought after location occupying a corner plot with garage and parking.

DESCRIPTION

A 3 bedroom detached house situated in a sought after location occupying a corner plot with garage and parking.

The property is installed with double glazing and gas central heating.

The accommodation briefly comprises entrance hall, sitting room with an opening into the dining room/breakfast room, kitchen/dining room, conservatory, side passageway and cloakroom to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property occupies a corner plot with gardens to the front, side and rear, parking and garage.

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

3.47m x 1.96m (11' 5" x 6' 5") Mahogany effect double glazed door with matching side panel to outside, staircase to first floor landing, radiator, under stairs storage cupboard.

SITTING ROOM

4.83m x 3.66m into chimney breast recess (15' 10" x 12' 0") Feature fireplace with timber mantel and marble hearth, parquet flooring, radiator, twin aspect windows and opening into dining room/breakfast room.

DINING ROOM/BREAKFAST ROOM

2.88m x 2.73m max (9' 5" x 8' 11") Parquet flooring, twin aspect windows.

KITCHEN/DINING ROOM

3.03m x 3.83m into dining area narrowing to 3.00m (9' 11" x 12' 7") 'L' shaped granite effect worktop with stainless steel sink unit with chrome mixer tap, cream coloured cupboards and drawers under. Hotpoint 4 ring ceramic hob with extractor over and Beko oven under, matching wall cupboards, shelved pantry, radiator, double glazed sliding patio door into the conservatory. Door leading into side passageway.



CONSERVATORY

3.70m x 2.97m (12' 2" x 9' 9") Cavity brick with UPVC double glazed units, pitched polycarbonate roof, ceramic tiled floor, French doors to rear garden.

SIDE PASSAGEWAY

3.66m x 0.87m (12' 0" x 2' 10") Ceramic tiled floor, UPVC double glazed mahogany effect door to front driveway, door into cloakroom.

CLOAKROOM

1.81m x 0.97m (5' 11" x 3' 2") Low level WC, wash hand basin, door into the integral garage.

FIRST FLOOR LANDING

3.31m x 1.89m max (10' 10" x 6' 2" max) 'T' shaped landing with storage cupboard with slatted shelving.

BEDROOM 1

3.96m x 3.26m (13' 0" x 10' 8") Radiator.

BEDROOM 2

3.47m x 3.14m (11' 5" x 10' 4") Radiator and built-in cupboard.

BEDROOM 3

2.81m max x 2.71m max (9' 3" x 8' 11") 'L' shaped, built-in shelved cupboard over the stair bulkhead.

BATHROOM

3.27m into shower recess narrowing to 2.41 m x 1.71m (10' 9" x 5' 7") Fully tiled walls, shower cubicle with Triton T80 electric shower, low level WC, wash hand basin with cupboard and drawers under, panelled bath, radiator.

OUTSIDE

The property occupies a corner plot with a shingled driveway providing car parking which leads to the single garage. The front garden is laid to lawn, being enclosed by hedged boundaries with flowers and shrubs, gated access leading to the side of the property with a paved patio with garden shed. The rear garden is laid to lawn with a patio, flowers and shrubs, being enclosed by fenced and hedged boundaries.

GARAGE

5.57m x 2.57m (18' 3" x 8' 5") Up and over door, UPVC double glazed door, window to the rear, power and light.

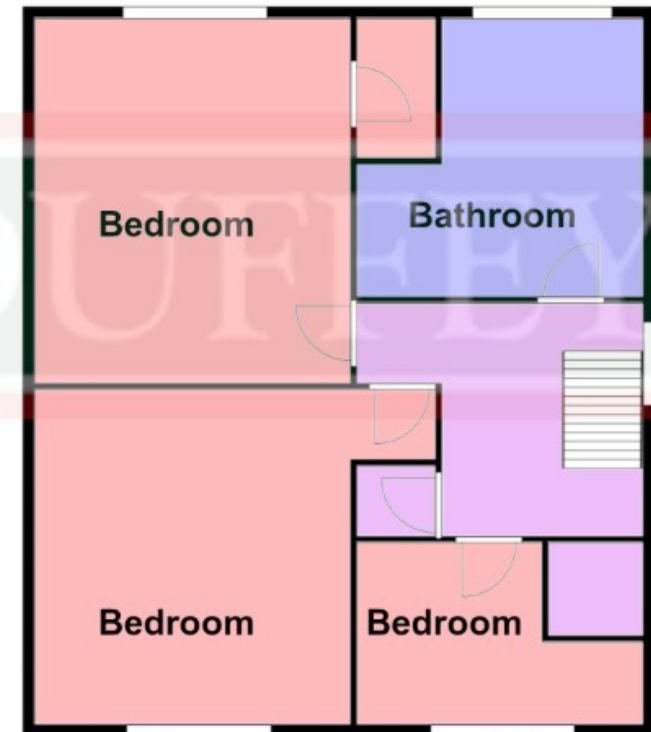
DIRECTIONS

From the King's office, proceed out of town on John Kennedy Road and follow the road round along the North Lynn bypass and Edward Benefer Way on to Low Road. Turn left into Nursery Lane and then take the third right hand turning into Avon Road. Follow the road round and the property will be found, on the corner, on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX Tel 01553 616200. Tax Band D.

Gas central heating.

EPC - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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