



**386 Wootton Road, King's Lynn**  
**Guide Price £475,000**

**BELTON DUFFEY**



# 386 WOOTTON ROAD, KING'S LYNN, NORFOLK, PE30 3EA

A deceptively spacious 4 bedroom (2 bathroom) detached house situated in a sought after, non estate location with good size gardens, garage and parking.

## DESCRIPTION

A deceptively spacious 4 bedroom (2 bathroom) detached house situated in a sought after, non estate location with good size gardens, garage and parking.

The property was built circa 1966 and has been extended by the current vendors now providing comfortable family accommodation.

The accommodation briefly comprises entrance hall, sitting room, study/snug, kitchen/dining room, garden room, utility room and cloakroom to the ground floor. On the first floor are 4 bedrooms (1 en-suite), family bathroom and an office area.

Outside the property has good size gardens, parking and a garage with adjoining store.

## SITUATION

Wootton Road is a popular residential area being close to the town centre with its regular bus service, doctors' surgery, local shops, supermarket, library, primary and secondary schools and has good access to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

4.13m x 1.82m (13' 7" x 6' 0") Twin aspect windows, engineered oak floor, radiator, staircase to first floor landing, under stairs storage cupboard.

## UTILITY ROOM INCORPORATING CLOAKROOM

3.17m x 2.61m (10' 5" x 8' 7") Built-in storage cupboard with adjoining shelved cupboard, door to outside, ceramic tiled floor, radiator, door into cloakroom.

## CLOAKROOM

1.45m x 1.05m (4' 9" x 3' 5") Low level WC, corner wash hand basin, heated chrome towel rail.

## KITCHEN/DINING ROOM

5.87m x 4.4m (19' 3" x 14' 5") 'L' shaped black granite effect worktop with ceramic sink unit with chrome mixer tap, soft closure cupboards and drawers under, NEFF 4 ring ceramic hot with NEFF extractor over, 2 NEFF hide and slide ovens with adjoining cupboards either side one housing the Worcester gas central heating boiler. Return worktop with soft closure cupboards and pan drawers under, window overlooking rear garden, part ceramic tiled floor and part oak floor, matching dresser style unit with glazed display cupboards, radiator, heated chrome towel rail.

## GARDEN ROOM

4.11m x 2.81m (13' 6" x 9' 3") Tripe aspect windows, tiled floor, French doors overlooking rear garden, radiator, underfloor heating.

## STUDY/SNUG

3.17m x 2.67m (10' 5" x 8' 9") Oak flooring, radiator, double doors to kitchen/dining room.

## SITTING ROOM

4.73m x 3.95m (15' 6" x 13' 0") Oak flooring, Radiator.



## **FIRST FLOOR 'L' SHAPED LANDING**

3.88m x 5.16m (12' 9" x 16' 11") Loft access, opening into study area.

## **STUDY AREA**

1.85m x 1.47m (6' 1" x 4' 10")

## **BEDROOM 1**

4.57m max x 3.18m max into door recess (15' 0" x 10' 5") Radiator.

## **EN-SUITE**

1.98m x 1.20m (6' 6" x 3' 11") Double size shower cubicle with electric shower, tiled floor and walls, heated chrome towel rail, pedestal wash hand basin, low level WC, extractor, shaver light.

## **BEDROOM 2**

4.35m x 2.90m max (14' 3" x 9' 6") Radiator, window overlooking rear garden.

## **BEDROOM 3**

3.75m to front of wardrobes x 2.86m (12' 4" x 9' 5") Radiator, double wardrobe with hanging rail and shelf.

## **BEDROOM 4**

3.20m x 2.61m max (10' 6" x 8' 7") Radiator, built-in storage cupboard.

## **FAMILY BATHROOM**

2.73m x 2.60m into shower recess (8' 11" x 8' 6") Heritage suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, double size shower cubicle with mains shower, airing cupboard with hot water cylinder.

## **OUTSIDE**

The property occupies a generous size plot and is accessed via a brick weave driveway providing ample car parking, which leads to the detached brick garage. The front garden is enclosed by fenced and hedged boundaries and has a shingle area with shrubs. To the rear of the property is a paved patio leading onto the good sized lawned rear garden with oak decked area, various shrubs, being enclosed by hedged boundaries.

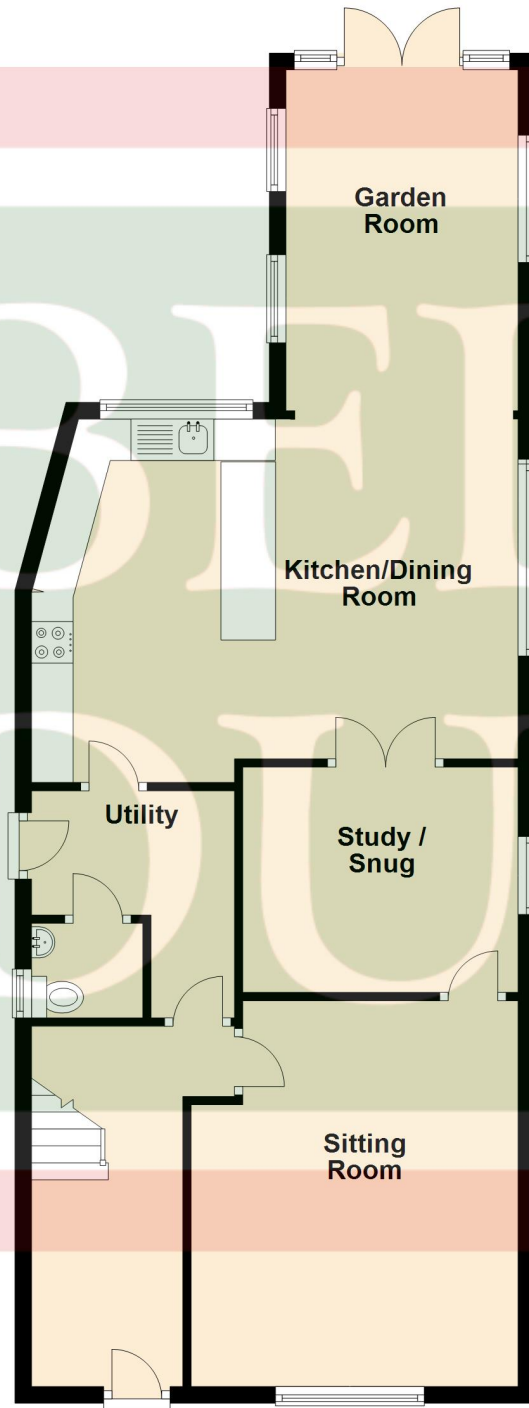
## **BRICK AND TILED GARAGE**

5.34m x 3.11m (17' 6" x 10' 2") Double timber doors with a garden store to the rear.

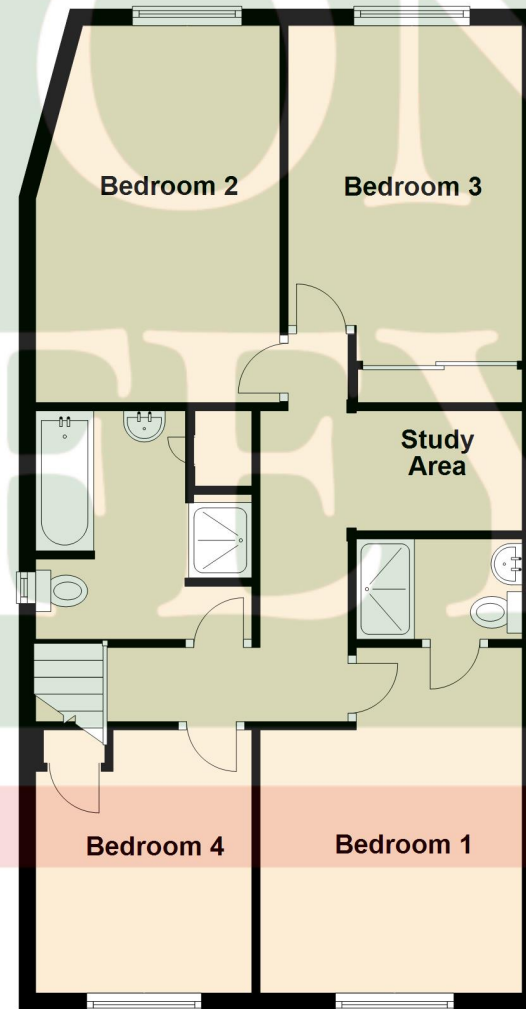
## **DIRECTIONS**

From King's Lynn proceed out of town via Littleport Street and on to Gaywood Road. At the Gaywood Clock turn left into Wootton Road; continue along almost to the end of Wootton Road and the property is opposite the Orb and Sceptre on the right 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 D.

EPC - TBC.

Gas central heating.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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