



NEWSON & BUCK
ESTATE AGENTS



21 St Augustines Way, South Wootton, King's Lynn, Norfolk PE30 3TE £340,000

A beautifully presented three bedroom link-detached family home situated in the highly desirable area of South Wootton. The accommodation comprises hall, w/c, lounge, kitchen diner, conservatory, study / playroom, three bedrooms and a family bathroom. The property further benefits from gas central heating, off road parking for numerous vehicles and a garage. Local amenities can be found within walking distance including a primary school, with more extensive facilities found in King's Lynn Town Centre.

Hall
7'8" x 7'3" (2.34m x 2.21m) Double glazed door to side and double glazed window to front, tiled flooring, radiator and stairs to first floor.

W/c
Double glazed window to front, low flush w/c, wash hand basin, towel radiator and tiled flooring.

Lounge
11'8" x 16'2" (3.56m x 4.93m) Double glazed window to front, storage cupboard, radiator and tiled flooring.

Kitchen Diner
8'9" x 19'2" (2.67m x 5.84m) Double glazed window to rear, fitted kitchen with integrated oven and hob, space for dishwasher and washing machine, breakfast bar, radiator and tiled flooring.

Conservatory
8'8" x 8'7" (2.64m x 2.62m) Double glazed doors and windows to side, double glazed windows to rear, kitchen cupboards, radiator and tiled flooring.

Study / Play Room
12'6" x 7'1" (3.81m x 2.16m) Double doors and window to rear, bar area, electric radiator and vinyl flooring.

Landing
Access to loft and fitted carpet.

Bedroom One
11'8" x 8'8" (3.56m x 2.64m) Double glazed window to front, radiator and fitted carpet.

Bedroom Two
8'9" x 11'8" (2.67m x 3.56m) Double glazed window to rear, built in cupboards, radiator and fitted carpet.

Bedroom Three
8'5" x 7'1" (2.57m x 2.16m) Double glazed window to front, radiator and fitted carpet.

Bathroom
8'9" x 5'6" (2.67m x 1.68m) Double glazed window to rear, panel bath with mixer shower, low flush w/c, towel radiator, storage cupboard and tiled flooring.

Garage
16'7" x 8'7" (5.05m x 2.62m) Up and over door to front.

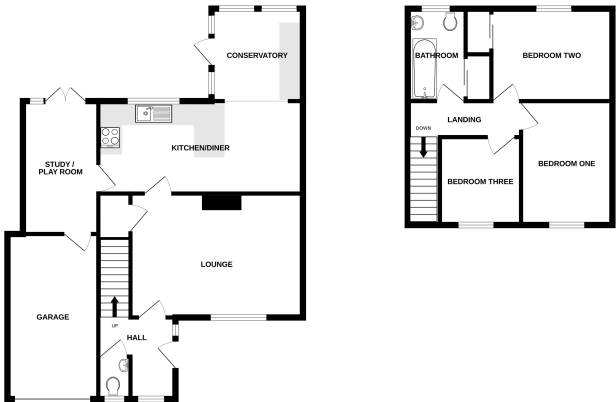
Garden
To the front of the property is a brick weave driveway with a further gravel area creating parking for numerous vehicles. To the rear of the property is an enclosed garden mainly laid to lawn with a raised decking area leading from the conservatory, and further patio area leading to the side of the property.

EPC Rating: D
Council Tax Band: C



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors or omissions in the drawings. The plan is for information only and does not constitute a contract or any other legal document. The services, systems and appliances shown have not been tested and no guarantee is made with regard to efficiency or life span.