



NEWSON & BUCK
ESTATE AGENTS



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23 Low Road, South Wootton, King's Lynn, Norfolk PE30 3NN £379,995

Newson & Buck are please to offer to the market this modern open plan living property with move straight into ability! Situated opposite the South Wootton Common is this three bedroom detached family home. The property consists of an entrance hallway, living room, kitchen diner, utility, w/c, three bedrooms with an en-suite to master and a family bathroom. Amenities can be found close by with further shops and main line rail links in Kings Lynn Town Centre under four miles away. Viewing is highly recommended with this property!



01553 775151



Entrance Hallway

Oak flooring, under stairs cupboard space, separate cupboard, staircase leading to first floor.

Living Room

22'0" x 16'1" (6.71m x 4.90m) Oak flooring, two radiators, one double glazed window.

Kitchen Diner

22'0" x 11'0" (6.71m x 3.35m) Oak flooring, two radiators, one double glazed window, bi folding double glazed patio doors, plumbing for fridge freezer, fitted kitchen units, free range cooker, extractor, sink.

Utility

7'5" x 5'1" (2.26m x 1.55m) Oak flooring, one radiator, fitted cupboards, door leading to rear garden, space for washing & tumble dryer.

W/C

Low flush w/c, sink, one radiator, one double glazed window.

Landing

Fitted carpets, two double glazed windows, one radiator.

Bedroom One

17'6" x 14'5" (5.33m x 4.39m) Fitted carpet, one double glazed window, walk in wardrobe space, three double glazed windows, two radiators.

En Suite

Tiled flooring, low flush w/c, sink, one towel radiator, one double glazed window, shower cubical.

Bedroom Two

14'6" x 9'8" (4.42m x 2.95m) Fitted carpet, one double glazed window, one radiator.

Bedroom Three

12'0" x 10'7" (3.66m x 3.23m) Fitted carpet, one double glazed window, one radiator.

Bathroom

8'09" x 7'04" (2.67m x 2.24m) Tiled flooring, bath tub, low flush w/c, one towel radiator, one double glazed window, sink.

Rear Garden

Enclosed rear garden with patio area and access to drive way.

Garage

Up and over electric doors, lighting and fitted electrics.

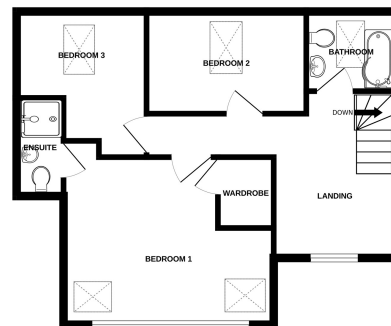
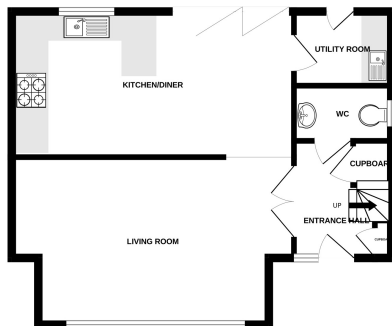
EPC B

Council Tax Band TBC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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