



NEWSON & BUCK  
ESTATE AGENTS



200 Wootton Road, King's Lynn, Norfolk PE30 3BQ

£324,995

Newson and Buck are delighted to bring to the market this extended period property which provides generous living space and is ready to move into, having been freshly decorated with new carpets throughout. The ground floor includes a welcoming entrance hall, a bright bay-fronted lounge, and an impressive 20ft+ dining/sitting room with patio doors opening onto the rear garden. The kitchen is well laid out and includes a fitted oven and hob, with a convenient ground floor shower room nearby. Upstairs, the property offers four bedrooms, a family bathroom with corner bath, and a spacious master bedroom featuring a double-width built-in wardrobe. A staircase from the landing leads to a large loft room with two skylights, ideal for storage, a home office or hobby space. Externally, there is off-road parking to the front (via part-shared driveway), and a south-east facing rear garden laid to patio and lawn, the property further benefits from NO ONWARD CHAIN

### Porch

Entrance door, laminate flooring, circle window to front aspect, door leading to

### Lounge

17' 07" x 14' 02" (5.36m x 4.32m) Carpeted, radiator, windows to front aspect, door leading to

### Sitting/Dining Room

20' 07" x 17' 07" max (6.27m x 5.36m max) Carpeted, radiator, stairs to first floor, radiator, patio doors leading to garden, door leading to

### Boiler Cupboard

Storage room housing the Gas Boiler

### Shower Room

Tiled walls and surround, low level flush w/c, window to front aspect, hand basin, thermostatic rainfall shower, large shower cubicle

### Kitchen

11' 06" x 9' 02" (3.51m x 2.79m) Range of base and wall cabinets, pull out pantry unit, inset steel sink with mixer tap over, two pop up sockets with USB, induction hob with oven and extractor over, laminate flooring, space and plumbing for washing machine, space for fridge freezer, door leading to rear garden, window to rear aspect

### Landing

Stairs from first floor, airing cupboard with storage, stairs leading to loft space

### Master Bedroom

13' 07" x 13' 07" max (4.14m x 4.14m max) Carpeted, built in wardrobe, window to rear aspect, radiator

### Bedroom 2

14' 04" x 10' 00" (4.37m x 3.05m) Carpeted, radiator, window to front aspect

### Bedroom 3

11' 10" x 7' 01" (3.61m x 2.16m) Carpeted, radiator, window to front aspect

### Bedroom 4

8' 00" x 7' 09" (2.44m x 2.36m) Carpeted, radiator, window to rear aspect

### Family Bathroom

6' 09" x 6' 02" (2.06m x 1.88m) Tiled flooring, half tiled walls, corner bath with shower attachment, storage unit, low level flush w/c, hand basin, window to side aspect

### Loft Space

17' 07" x 10' 01" (5.36m x 3.07m) Stairs leading from first floor landing, carpeted, two Velux windows to front aspect.

### External

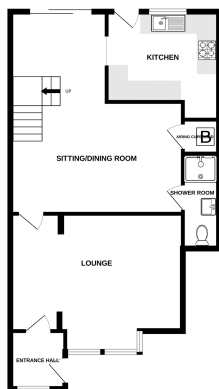
To the front the property provides two parking spaces while the rear private east facing garden is laid to patio and turf with side gate access

### EPC - D

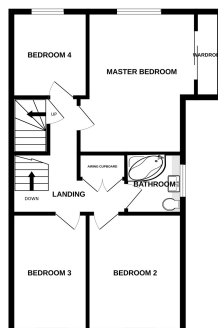
### Council Tax - C



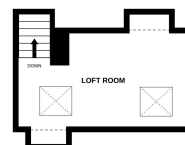
GROUND FLOOR  
709 sq ft (65.8 sq m.) approx.



1ST FLOOR  
602 sq ft (56.0 sq m.) approx.



2ND FLOOR  
197 sq ft (18.3 sq m.) approx.



TOTAL FLOOR AREA - 1508 sq ft (140.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.  
Made with floorplan 02025