



NEWSON & BUCK  
ESTATE AGENTS



NEWSON & BUCK



## 31 Langley Road, South Wootton, King's Lynn, Norfolk PE30 3UA £255,000

Newson & Buck are pleased to offer to you this well presented three bedroom semi-detached family home, situated close to local amenities in the popular village of South Wootton. The property consists of entrance hallway, lounge diner, conservatory, kitchen, three bedrooms and a family bathroom. Further more there is an enclosed south facing rear garden with parking situated to the rear of the property. Further benefits include gas central heating and double glazing. South Wootton is located within four miles of Kings Lynn tow centre and a bus stop is located within walking distance of the property.



01553 775151



## Entrance Hallway

Tiled flooring, one radiator, under stairs cupboard, staircase to first floor.

## Lounge Diner

11' 04" x 22' 03" (3.45m x 6.78m) Fitted carpets, two radiators, one double glazed window, one double glazed patio sliding door leading to conservatory.

## Kitchen

8' 10" x 12' 0" (2.69m x 3.66m) Tiled flooring, fitted kitchen units, one radiator, one double glazed window, stainless steel sink drainer, space for washing machine and fridge freezer.

## Conservatory

8' 02" x 12' 08" (2.49m x 3.86m) Laminate flooring, double glazed windows with patio doors leading to garden area, one radiator.

## Landing

Fitted carpets, one double glazed window, airing cupboard, loft hatch access.

## Bedroom One

11' 0" x 8' 10" (3.35m x 2.69m) Laminate flooring, fitted double wardrobes, one double glazed window, one radiator.

## Bedroom Two

9' 01" x 11' 09" (2.77m x 3.58m) Fitted carpets, one double glazed window, one radiator, fitted cupboard.

## Bedroom Three

8' 05" x 8' 05" (2.57m x 2.57m) Fitted carpets, one double glazed window, one radiator, fitted cupboards.

## Bathroom

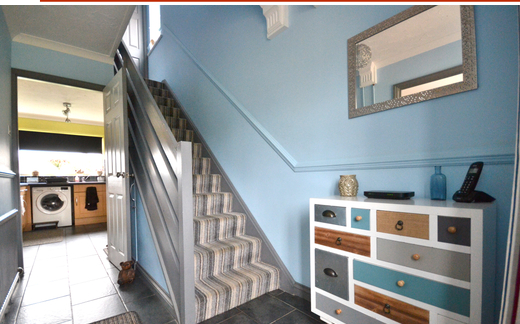
5' 06" x 6' 05" (1.68m x 1.96m) Vinyl flooring, pedestal sink, low flush w/c, one radiator, one double glazed window, bath tub with over head shower.

## Rear Garden

Enclosed rear garden with patio area, rear gate access to parking area.

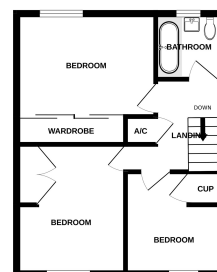
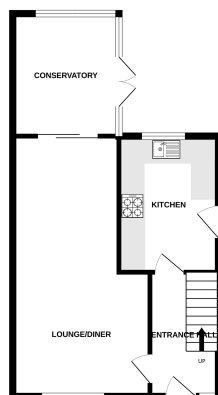
EPC - TBC

Council Tax Band C



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, walls, windows and other items are not guaranteed and are subject to change. The plan is for general guidance only and should not be used for any purpose other than that intended. The actual dimensions and layout of the property may vary from those shown on the plan and the plan is not to be relied upon for any purpose.