





213 Wootton Road, King's Lynn, Norfolk PE30 3AN

£285,000

Newson & Buck are delighted to offer this well-proportioned three bedroom semi-detached property, ideally situated within a popular residential area of King's Lynn. The accommodation comprises a spacious lounge/dining room, a separate fitted kitchen, and the added benefit of a private rear garden – perfect for family living or entertaining. To the first floor, the property offers three good-sized bedrooms along with a family bathroom. Further benefits include gas central heating, double glazing throughout, and a private front driveway providing ample off-road parking for numerous vehicles. This property presents an excellent opportunity for you to put your own stamp on the property. Early viewing is highly recommended, the property further benefits from being No Onward Chain!





Porch

Entrance door, Carpeted

Entrance Hall

 $6'\,08''\,x\,21'\,09''\,(2.03m\,x\,6.63m)\,Tiled\,floor,\,under\,stairs\,cupboard,\,radiator,\,stairs\,to\,first\,floor,\,doors\,leading\,to\,floor,\,floor$

Kitchen

9' 10" x 11' 00" (3.00m x 3.35m) Vinyl flooring, space for cooker, space for under counter fridge, breakfast bar, pantry, window to side aspect, radiator, storage cupboard

Rear Lobby

Side to to rear garden, carpeted

W/C

 $2'05" \times 5'11" (0.74m \times 1.80m)$ High level flush w/c, hand basin, vinyl flooring,

Utility Room

4'00" x 5'04" (1.22m x 1.63m) Carpeted, space and plumbing for washing machine, space for tumble dryer, boiler

Lounge

 $12'\,00''\,x\,11'\,11''\,(3.66m\,x\,3.63m)\,Carpeted,\,electric\,feature\,fireplace,\,bay\,window\,to\,front\,aspect$

Dining Room

12' 00" x 11' 11" (3.66m x 3.63m) Carpeted, patio doors leading to rear garden, radiator

Landing

Carpeted, doors leading to

Bedroom One

 $12'00" \times 12'00"$ (3.66m x 3.66m) Carpeted, radiator, bay window to front aspect, fitted wardrobes

Bedroom Two

12' 00" x 12' 00" (3.66m x 3.66m) Carpeted, window to rear aspect, radiator

Bedroom Three

 $07'\,05"\,x\,6'\,08"$ (2.26m x 2.03m) Laminate flooring, radiator, window to front aspect

Shower Room

6'06" x 6'05" (1.98m x 1.96m) Laminate flooring, Walk in shower cubicle, low level flush w/c, hand basin, window to side aspect, radiator

Garage

 $8'04" \times 20'04"$ (2.54m x 6.20m) Up and over door, lighting and power

Evtorna

The front of the property provides ample off road parking for multiple vehicles which is laid to shingle, side driveway providing more space with double gates leading to the rear garden. The rear garden is low maintenance providing a patio area and laid to turf.

Council Tax

FPC - Awaiting







OUND FLOOR



BEDROOM 2

LANDING.

BEDROOM 1

BEDROOM 3

While every altered has been made to ensure the accuracy of the biospass contained their, resolutions of close, windows, comers and any other terms are approximate and no responsibility is basen for any extension or min-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been sessed and no guarant on the first operation of the first operation o



