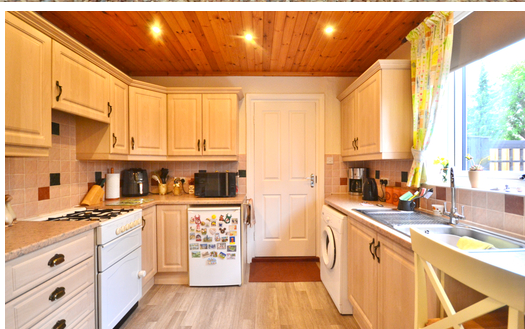




NEWSON & BUCK  
ESTATE AGENTS



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!



Entrance door, Carpeted

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

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

Side to to rear garden, carpeted

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

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

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

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

Carpeted, doors leading to

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

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

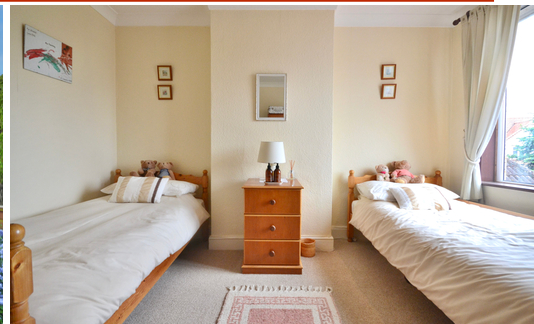
07' 05" x 6' 08" (2.26m x 2.03m) Laminate flooring, radiator, window to front aspect

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

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

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.

**FPC - Awaiting**



GROUND FLOOR

1ST FLOOR:

