



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 recently decorated and with new carpets throughout creating a neutral canvas ready for you to put your own stamp on! The ground floor includes a welcoming entrance hall, a bright bay-fronted lounge, and an large 20ft+ dining/sitting room with patio doors that lead onto the rear garden. The kitchen is well laid out and includes a fitted oven and hob with space for numerous appliances, with a ground floor shower room and utility cupboard housing the boiler. To the first floor the property offers four bedrooms, a family bathroom with corner bath, and a spacious master bedroom featuring a built-in wardrobe. From the landing a stairway leads to a large loft room with two skylights, ideal for storage, a home office or hobby room. Externally, there is off-road parking to the front, and a south-east facing rear garden laid to patio and lawn, the property further benefits from NO ONWARD CHAIN

- Four Bedroom Family Home
- Two Reception Rooms
- Shower Room and Seperate Bathroom
- Kitchen
- South East Facing Garden
- EPC - D
- Council Tax - C
- Loft Space
- Off Road Parking
- Prime Location



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

EPC - D

Council Tax - C

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

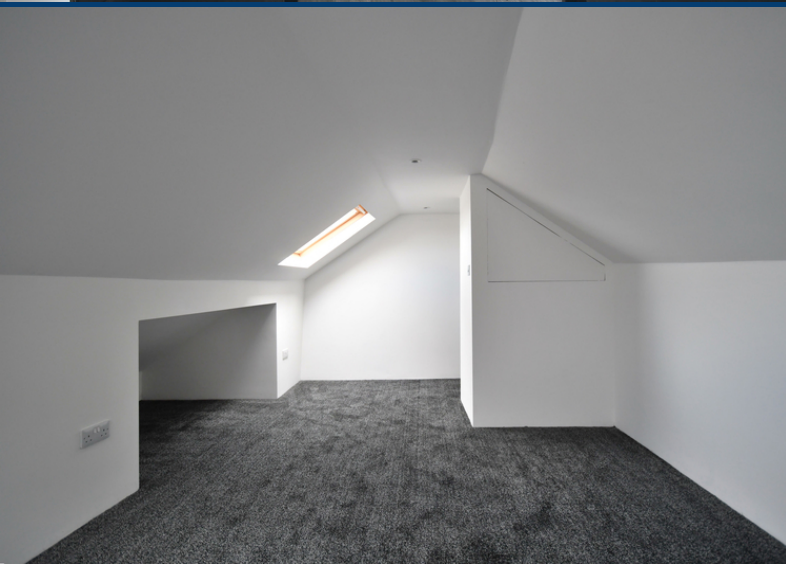
6' 09" x 6' 02" (2.06m x 1.88m) Tiled flooring, half tiled walls, corner bath with shower attachment, storage unit, low level flush w/c, hand basin, window to side aspect

Loft Space

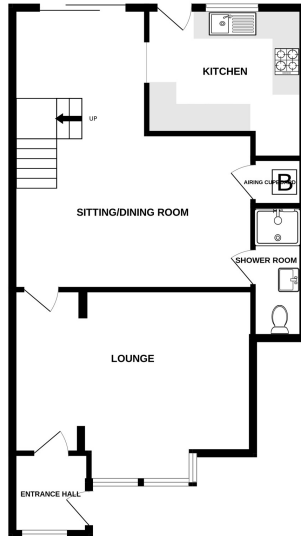
17' 07" x 10' 01" (5.36m x 3.07m) Stairs leading from first floor landing, carpeted, two Velux windows to front aspect.

External

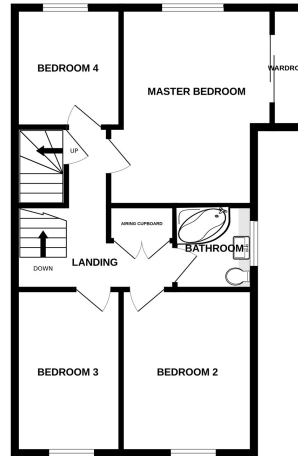
To the front the property provides two parking spaces while the rear private east facing garden is laid to patio and turf with side gate access



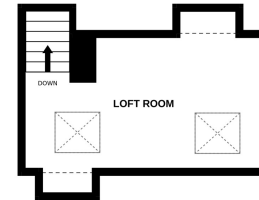
GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



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 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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