



NEWSON & BUCK  
ESTATE AGENTS



## 25 Barsham Drive, South Wootton, King's Lynn, Norfolk    £300,000

Newson & Buck are proud to offer to the market this very well presented two bedroom detached bungalow situated in the popular village of South Wootton, benefitting from NO ONWARD CHAIN! The accommodation comprises entrance hall, kitchen, utility, lounge, two bedrooms and a bathroom. The property further benefits from off road parking for numerous vehicles, double glazing, gas central heating a garage. Local amenities can be found within walking distance in the village including a chemist and primary school, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

UPVC front door opening to entrance hallway, fitted carpets, two storage cupboards, one radiator

11' 10" x 18' 8" (3.61m x 5.69m) Laminate flooring, one radiator, two double glazed windows

10' 02" x 28' 8" (3.10m x 8.74m) Laminate flooring, three double glazed windows, fitted kitchen units, stainless steel sink drainer, integrated dishwasher, gas oven and hob with over head extractor, door leading to rear garden

14' 1" x 11' 0" (4.29m x 3.35m) Fitted carpets, one double glazed window, one radiator, two fitted wardrobes

10' 6" x 9' 2" (3.20m x 2.79m) Fitted carpets, one radiator, one double glazed window

6' 09" x 6' 0" (2.06m x 1.83m) Tiled flooring, low flush W/C, bathtub, shower, pedestal sink, towel radiator, one double glazed window

Tiled flooring, one double glazed window, low flush W/C, pedestal sink, one radiator

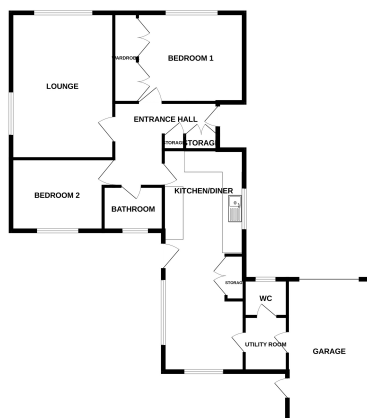
Tiled flooring, space for washing machine and tumble dryer

10' 8" x 18' 1" (3.25m x 5.51m) Electric up and over door, lighting, door to rear garden, work shop bench and unit to rear

## Council Tax Band B



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, the authors of charts, tables, notes and any other items are responsible and co-responsibly to inform for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have not been tested and no guarantee as to their operability or efficiency can be given.