



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.

## Entrance Hallway

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

## Lounge

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

## Kitchen

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

## Bedroom One

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

## Bedroom Two

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

## Bathroom

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

## W/C

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

## Utility

Tiled flooring, space for washing machine and tumble dryer

## Garage

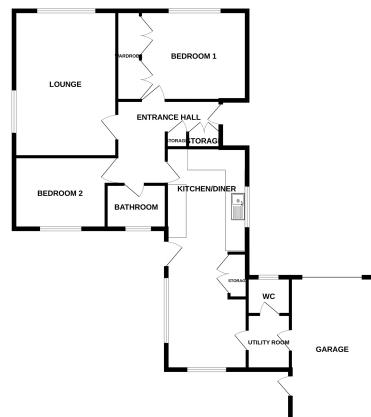
10' 8" x 18' 1" (3.25m x 5.51m) Electric up and over door, lighting, door to rear garden, work shop bench and unit to rear

## EPC - C

## Council Tax Band B



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only. No responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers should make their own arrangements to view the property prior to exchange of contracts. All rights reserved. © Rightmove 2013