



50 Nursery Lane, South Wootton
Guide Price £599,950

BELTON DUFFEY



50 NURSERY LANE, SOUTH WOOTTON, NORFOLK, PE30 3LR

A 4 bedroom, 3 reception detached house in a sought after location with private grounds of almost 1/3 acre (sts) and double garage.

DESCRIPTION

50 Nursery Lane comprises a 4 bedroom, 3 reception detached residence in a sought after location with private grounds of almost 1/3 acre (subject to survey) and double garage.

The property was built circa 1950 of cavity brick walls under a pan tiled roof and has original and interesting features including timber floors, oak woodwork, wood burner, open fireplace and is installed with gas fired radiator central heating and double glazing.

The versatile accommodation briefly comprises entrance lobby, spacious entrance hall with oak staircase, sitting room with open fire, dining/family room with wood burner, playroom, utility room, side hall and kitchen/breakfast room. On the first floor are 4 double bedrooms, 1 being en-suite and a family bathroom.

Outside the property is set back from the road and occupies an established private plot with ample car parking and double garage.

The agents recommend an early inspection of this property.

SITUATION

South Wootton is perhaps one of the most sought after residential areas in West Norfolk, being well known for it's schools (K.E.S catchment area), shops, recreational facilities and activities including the nearby golf course on Castle Rising Road and rugby fields at North Wootton, close to G.P. Surgery at North Wootton and with close access to King's Lynn with it's full range of shopping and banking facilities and main line train to London's King Cross. The North Norfolk Coast is a short distance drive and is an area of outstanding natural beauty. South Wootton is also close to the Royal Sandringham Estate where the public have access to walk over the wooded estate.

ENTRANCE LOBBY

1.50m x 0.94m (4' 11" x 3' 1") Original oak door, oak flooring, frosted glazed door leading into

ENTRANCE HALL

5.02m x 2.72m (16' 6" x 8' 11") Oak flooring, oak staircase to first floor landing, under stair storage cupboard, thermostat, shelved storage cupboard.

CLOAKROOM

2.30m x 1.93m (7' 7" x 6' 4") Low level WC, pedestal wash hand basin, frosted window to side, ceramic tiled floor, radiator.

SITTING ROOM

4.86m x 4.58m (15' 11" x 15') Twin aspect windows with views over the gardens, double glazed sliding patio door to outside, oak flooring, open fireplace with slate hearth, two radiators.

DINING ROOM/FAMILY ROOM

5.04m x 3.83m (16' 6" x 12' 7") French doors leading to rear garden, two windows overlooking rear garden, engineered oak flooring, wood burner, radiator, opening into

KITCHEN

4.65m x 3.40m (15' 3" x 11' 2") L-shaped granite effect worktop with 1 1/2 bowl granite style sink unit with chrome mixer tap, cream coloured cupboards and drawers under, 4 ring gas hob with extractor over, twin aspect windows overlooking the gardens, engineered oak flooring.

LOBBY

1.36m x 1.33m (4' 6" x 4' 4") Double doors leading into



WALK IN PANTRY

1.04m x 1.35m (3' 5" x 4' 5")

SIDE HALL

2.35m x 2.06m (7' 9" x 6' 9") Double glazed door to front, ceramic tiled floor, radiator, door into playroom, opening to

UTILITY ROOM

3.74m x 1.97m (12' 3" x 6' 6") Worktop with stainless steel sink unit with chrome mixer tap and cupboard under, space for condenser dryer, plumbing for automatic washing machine, worktop with cupboards under, gas central heating boiler, UPVC double glazed door to outside

PLAYROOM

5.83m x 2.92m (19' 2" x 9' 7") Twin aspect windows overlooking gardens, radiator, oak effect laminate flooring, double glazed sliding patio door to outside.

FIRST FLOOR LANDING

5.03m x 1.47m (16' 6" x 4' 10") Radiator.

BEDROOM 1

4.59m x 3.40m (15' 1" x 11' 2" excluding door recess, extending to 4.9m) Twin aspect windows overlooking the gardens, radiator, double wardrobe with hanging rails.

ENSUITE SHOWER ROOM

3.29m x 1.36m (10' 10" x 4' 6") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, ceramic tiled floor, tiled wall areas, heated towel rail.

BEDROOM 2

3.82m x 3.19m (12' 6" x 10' 6") Two windows overlooking the rear garden

BEDROOM 3

4.56m x 3.09m (15' x 10' 2") Timber flooring, twin aspect windows overlooking the garden, radiator

BEDROOM 4

3.81m x 2.79m (12' 6" x 9' 2") Window overlooking rear garden, radiator.

BATHROOM

2.68m x 3.00m (8' 10" x 9' 10") Large free standing bath with chrome mixer tap and shower attachment, double size shower cubicle with mains rain shower and shower attachment, low level WC, "his and hers" wash hand basins with chrome mixer taps, twin aspect frosted windows, contemporary style chrome curved towel rail/radiator, ceramic tiled floor.

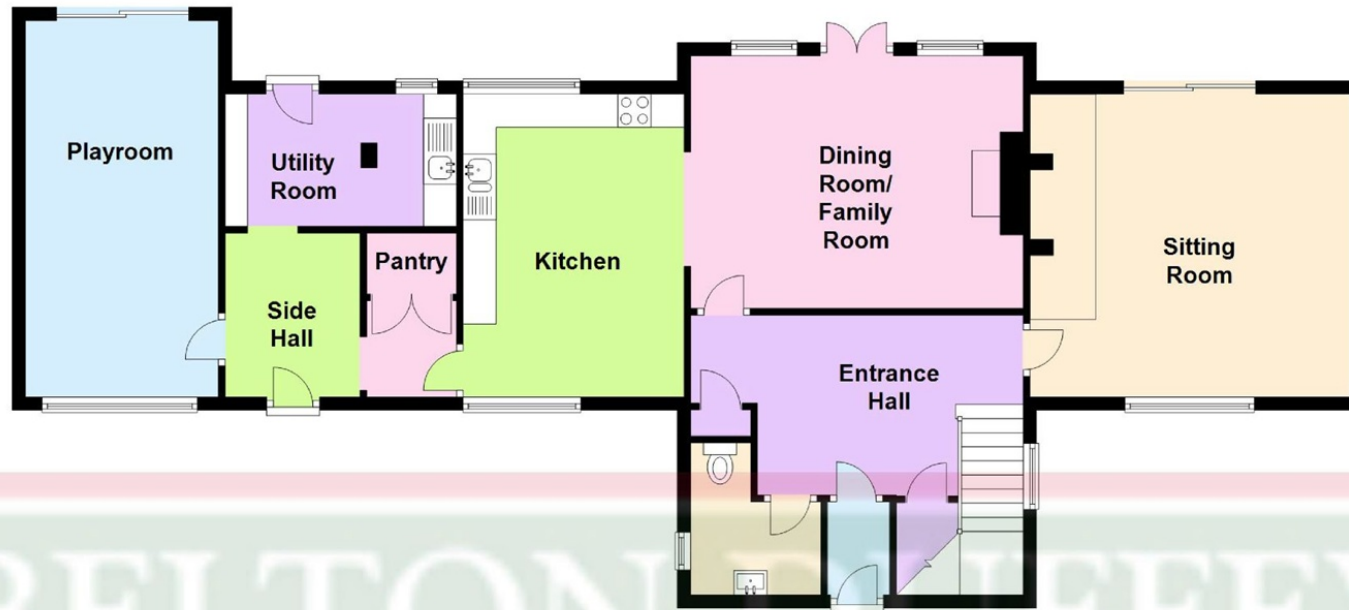
OUTSIDE

The property occupies a plot of almost 1/3 of an acre, subject to survey, and is accessed via a shingled driveway providing ample car parking and the attached BRICK DOUBLE GARAGE.

The front garden is laid to lawn with mature trees and shrubs and is screened from the road offering privacy and seclusion. The rear garden is laid to extensive lawn being enclosed by walled and hedged boundaries for privacy with established flowers, shrubs and trees. PLEASE NOTE: The vendor informs the agent that the front boundary line is approximately in line with the brick pier.

DOUBLE GARAGE

Ground Floor



First Floor



DIRECTIONS

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along, taking the second left hand turning into Nursery Lane, pass the Swan Inn on the left hand side, proceed along passing Avon Road on the right. Number 50 can be seen short way up on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200. Council Tax Band - F.

Gas fired central heating.

EPC - D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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