



NEWSON & BUCK  
ESTATE AGENTS

33 South Wootton Lane  
King's Lynn  
Norfolk  
PE30 3BS

£285,000

Newson & Buck are delighted to offer this spacious and well-presented three bedroom semi-detached home, superbly situated on the highly regarded South Wootton Lane, just a short distance from local schools, shops and amenities. The property benefits from ample off-road parking to the front and boasts a generous rear garden offering a high degree of privacy and exciting potential for extension or development (subject to planning permission). Internally, the home features two flexible reception rooms, a light-filled conservatory, and a well-fitted kitchen. There are three good-sized bedrooms and a family bathroom, providing excellent accommodation for a growing family or professional buyer. Additional features include gas central heating, double glazing throughout, and a detached outbuilding with power and lighting, ideal as a workshop, studio, or potential home office. This is an opportunity to secure a home in one of South Wootton's most sought-after locations, with further scope to enhance and extend. Early viewing is strongly recommended.

- Sought after Location
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Potential to extend STPP
- Outbuilding with Power
- Family Bathroom
- Off Road Parking For Numerous Vehicles



### **Entrance Hall**

5' 05" x 14' 07" (1.65m x 4.45m) Entrance door, window to front aspect, carpeted, radiator

### **Kitchen**

8' 01" max x 15' 08" (2.46m x 4.78m) Range of base and wall cabinets, worktops, steel sink with mixer tap over, gas hob with oven and extractor over, space for under fridge freezer, space for washing machine and tumble dryer, radiator, pantry area, door leading to rear garden, window to side and rear aspect

### **Lounge**

11' 06" x 11' 05" (3.51m x 3.48m) Bay window to front aspect, feature fireplace, carpeted, radiator

### **Dining Room**

11' 06" x 11' 03" (3.51m x 3.43m) Carpeted, capped fireplace, doors leading to

### **Conservatory**

7' 09" x 16' 02" (2.36m x 4.93m) Tiled floor, radiator, door to rear garden

### **Landing**

5' 05" x 8' 01" (1.65m x 2.46m) Carpeted, window to side aspect, loft access

### **Bedroom One**

11' 06" x 11' 05" (3.51m x 3.48m) Wooden floor, radiator, window to front aspect, fitted wardrobes

### **Bedroom Two**

8' 11" x 11' 04" (2.72m x 3.45m) Carpeted, window to rear aspect, radiator, storage cupboard

### **Bedroom Three**

8' 01" x 8' 07" (2.46m x 2.62m) Carpeted, window to rear aspect, radiator

### **Bathroom**

5' 05" x 6' 02" (1.65m x 1.88m) Vinyl flooring, window to front aspect, panelled bath with thermostatic shower over, low level flush w/c, hand basin

### **Outbuilding**

12' 06" x 11' 04" (3.81m x 3.45m) Wooden floor,  
electrics and lighting

### **External**

The property provides ample off road parking to the front with a shingle driveway, to the rear the garden is access via a side gate and is partly laid to turf and shingle with a patio area off the conservatory, raised bedding surround the edge of the garden

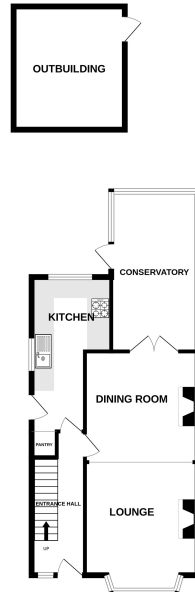
### **Council Tax - B**

### **EPC - D**

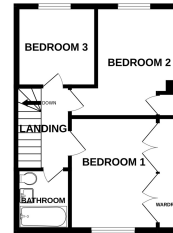




GROUND FLOOR  
727 sq ft. (67.6 sq.m.) approx.



1ST FLOOR  
382 sq ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 1109 sq ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, floors and any other terms 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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