



4 Wesley Road, North Wootton
Guide Price £230,000

BELTON DUFFEY



4 WESLEY ROAD, NORTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3XB

A 2 bedroom semi-detached house situated in a sought after location with good size rear garden, garage and parking.

DESCRIPTION

A 2 bedroom semi-detached house situated in a sought after location with good size rear garden, garage and parking.

The accommodation briefly comprises entrance hall, kitchen and sitting room to the ground floor. On the first floor are 2 double bedrooms and a bathroom.

Outside, the property has a front garden, parking, garage and a generous size rear garden.

SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

ENTRANCE PORCH

UPVC double glazed front entrance door, coat hooks, glazed panelled door into sitting room and wood effect LVT flooring.

SITTING ROOM

4.46m x 3.92m both into window recess (14' 8" x 12' 10" both into window recess) UPVC double glazed window to front and side, radiator, staircase to first floor landing and wood effect LVT flooring.

KITCHEN

3.73m x 2.81m into window recess (12' 3" x 9' 3" into window recess) Fitted worktops with stainless steel sink unit and mixer tap, cupboards and drawers under, 4 ring gas hob with extractor over and oven under, tiled splashbacks, space for washing machine and upright fridge/freezer, matching wall units, UPVC double glazed winder to rear, space for table and chairs, wood effect LVT flooring and UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Radiator and loft access.

BEDROOM 1

3.74m x 2.90m into window recess (12' 3" x 9' 6" into window recess) UPVC double glazed window to front and radiator.

BEDROOM 2

3.74m x 2.88m into window recess (12' 3" x 9' 5" into window recess) UPVC double glazed window to rear, radiator and built-in storage cupboard housing the gas boiler (Installed May 2024).



BATHROOM

Panelled bath with shower attachment over, low level WC, pedestal wash hand basin, part tiled walls, UPVC double glazed window to side, heated chrome towel rail and wood effect flooring.

OUTSIDE

The property is approached via a concrete driveway which leads up to the single garage. The front garden is laid to lawn with paved pathway which leads up to the front entrance door.

The side of the property is a shingled suitable for bin storage having gated access to the front.

The rear garden is laid mainly laid to lawn with pave patio areas, garden shed and open fronted wood lean-to., being by hedged and fenced boundaries.

GARAGE

Up and over door, power and light.

DIRECTIONS

From King's Lynn town centre, proceed northwards on the Edward Benefer Way (Northern Bypass) into Low Road, South Wootton. Take the second left hand turning into Nursery Lane; continue along for approximately one mile which will take you into All Saints Drive. Proceed down here and the property will be found on the left hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band - B.

EPC - TBC

Gas central heating.

TENURE

This property is for sale Freehold.

VIEWING

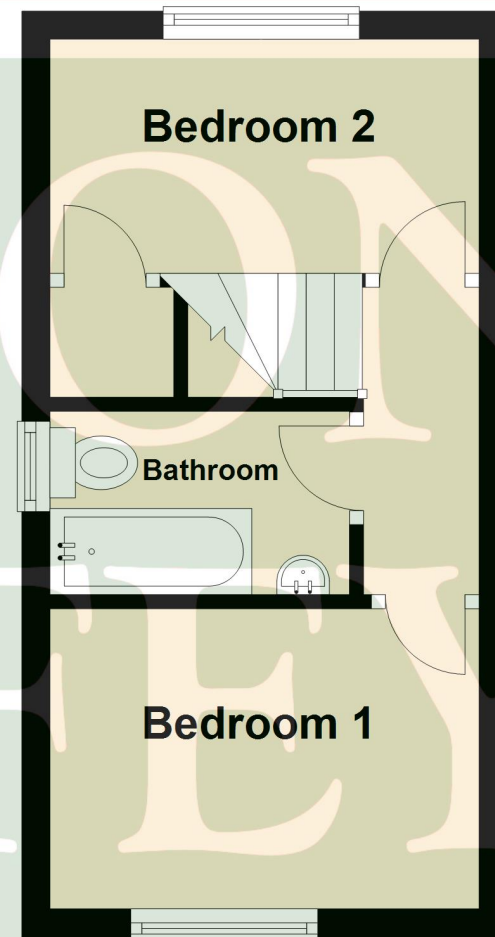
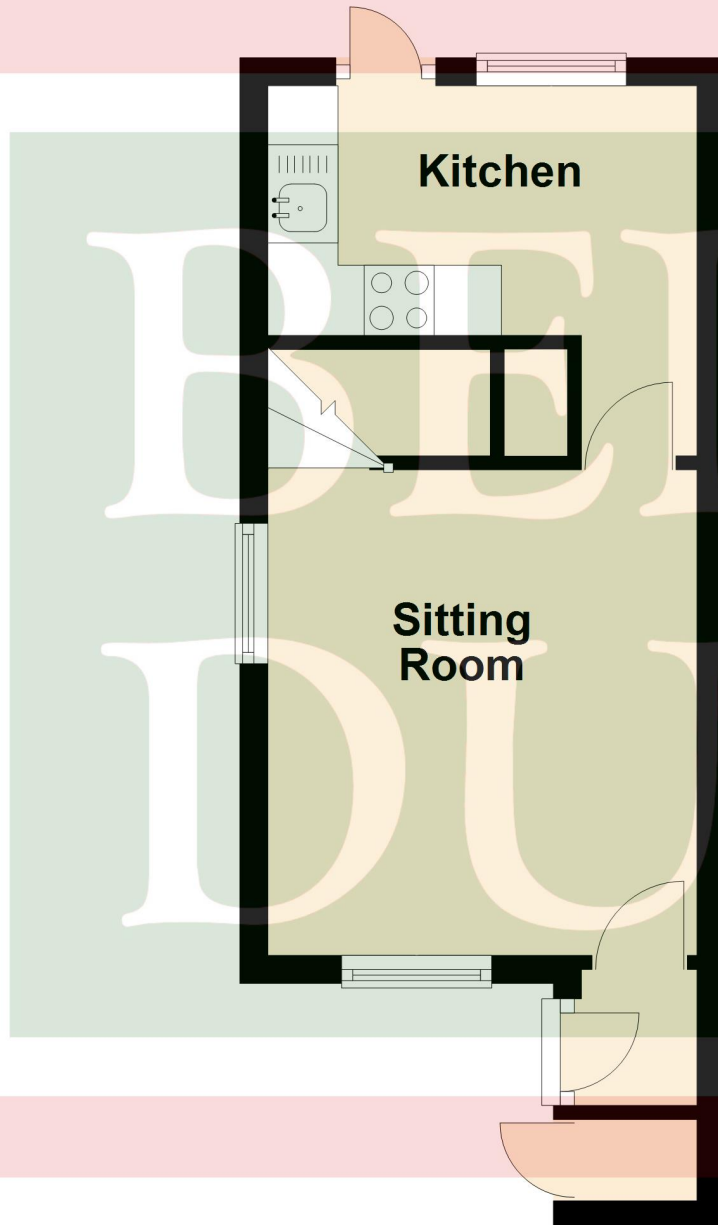
Strictly by appointment with the agent.

Ground Floor

Approx. 20.4 sq. metres (219.7 sq. feet)

First Floor

Approx. 19.0 sq. metres (204.2 sq. feet)



Total area: approx. 39.4 sq. metres (423.9 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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