



NEWSON & BUCK  
ESTATE AGENTS



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## 60 Deas Road, South Wootton, King's Lynn, Norfolk PE30 3PE £369,995

South Wootton Location, Cul de sac setting with beautifully finished presentation! Newson & Buck are proud to offer to the open market this four bedroom detached family home. The property comprises of an entrance hallway, down stairs w/c, living room, open plan kitchen dining room, a conservatory, four bedrooms with an en suite to the master and a family bathroom. Further more there is an enclosed rear garden, detached garage and your own drive way for parking vehicle's. The property is located within walking distance of local amenities as well as a regular bus stop which will take you in to Kings Lynn town centre which in itself has main line rail links to Cambridge and London. Viewing is highly recommended for this beautiful family home!



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### Entrance Hallway

Two double glazed windows, one radiator, Karndeian flooring, staircase to first floor.

### Living Room

11' 1" x 21' 4" (3.38m x 6.50m) Karndeian flooring, one double glazed window, two radiators, double glazed patio doors opening to conservatory.

### Kitchen Dining Room

16' 7" ( max )21' 4" (5.05m x 6.50m) Fitted kitchen units, granite work tops, Karndeian flooring, induction hob with extractor, stainless steel sink drainer, integrated oven and fridge freezer, three double glazed windows, two radiators, integrated washing machine and an integrated tumble dryer, door leading to rear garden area.

### Conservatory

9' 9" x 13' 7" (2.97m x 4.14m) Fitted carpet, double glazed windows and patio doors, two radiators.

### W/C

Low flush w/c pedestal sink, one radiator.

### Landing

Fitted carpet, airing cupboard, loft hatch access.

### Bedroom One

11' 3" x 9' 1" (3.43m x 2.77m) Fitted carpet, double wardrobes, one double glazed window, one radiator.

### En Suite

Tiled flooring, low flush w/c, integrated sink unit, shower, one towel radiator, one double glazed window.

### Bedroom Two

10' 2" x 11' 0" (3.10m x 3.35m) Fitted carpet, one wardrobe, one double glazed window, one radiator.

### Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m) Fitted carpet, one radiator, one double glazed window.

### Bedroom Four

7' 9" x 8' 10" (2.36m x 2.69m) Fitted carpet, one radiator, one double glazed window.

### Rear Garden

Enclosed rear garden with patio area and gated access to driveway.

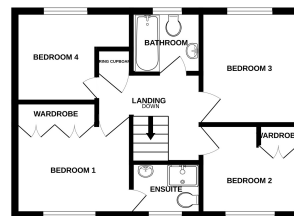
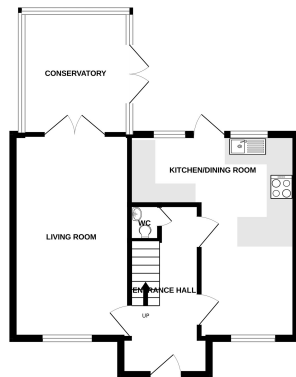
EPC - C

Council Tax Band D



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with reference 12/2022