



NEWSON & BUCK  
ESTATE AGENTS

22 The Boltons  
South Wootton  
King's Lynn  
Norfolk  
PE30 3NQ

£650,000

An extremely well presented family home situated in the hugely popular location of South Wootton. The spacious accommodation comprises entrance hall, w/c, lounge, open plan kitchen living area, utility room, study, and five bedrooms with the master benefitting from an en-suite. The property further benefits from a well maintained garden and the potential to accommodate a self contained annexe. The property is positioned on the outskirts of the Village with a full range of amenities found locally. More extensive facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Five Bedrooms
- Annexe Potential
- Large Corner Plot
- Close to Amenities
- Popular Village Location
- Ample Off Road Parking
- Open Plan Kitchen / Diner



### **Entrance Hallway**

6' 08" x 28' 08" (2.03m x 8.74m) Upvc front door opening in to entrance hallway, LVT flooring, one radiator

### **Lounge**

17' 01" x 22' 08" (5.21m x 6.91m) Oak flooring, two double glazed windows, two radiators

### **Kitchen Diner**

12' 10" x 28' 02" (3.91m x 8.59m) LVT flooring with pattern tiled centre feature, fitted kitchen units with quartz, central island, integrated fridge freezer, double glazed sliding patio doors, two double glazed windows, fitted Aga.

### **W/C**

3' 07" x 7' 04" (1.09m x 2.24m) LVT flooring, low flush W/C, sink, one radiator, one double glazed window

### **Family Room**

10' 07" x 11' 10" (3.23m x 3.61m) Oak flooring, one double glazed window, one radiator

### **Study**

9' 08" x 8' 04" (2.95m x 2.54m) Oak flooring, one radiator, one double glazed window

### **Utility**

LVT flooring, fitted units, integrated washing machine and oven, door exiting rear garden

### **Annexe Area - Kitchen / Dining Room**

15' 04" x 18' 05" (4.67m x 5.61m) LVT flooring, fitted kitchen units with oven hob, fridge freezer, extractor, three double glazed windows, rear patio door leading to rear garden, one radiator

### **Master Bedroom**

10' 01" x 20' 07" (3.07m x 6.27m) LVT flooring, two radiators, three double glazed windows, dressing area with fitted wardrobes

### **En Suite**

LVT flooring, shower cubical, low flush W/C, sink

### **Bedroom Two**

13' 11" x 12' 10" (4.24m x 3.91m) Two fitted wardrobes, fitted carpet, two double glazed windows, one radiator.

### **Bedroom Three**

9' 07" x 11' 08" (2.92m x 3.56m) Fitted carpets, one double glazed window, one radiator

### **Bedroom Four**

8' 06" x 19' 07" (2.59m x 5.97m) Fitted carpets, two double glazed windows, two radiators

### **Bedroom Five**

12' 11" x 12' 08" (3.94m x 3.86m) Fitted carpets, one double glazed window, one radiator, fitted cupboard space.

### **Main Bathroom**

8' 05" x 6' 03" (2.57m x 1.91m) Bath tub with over head shower, tiled flooring, one sky light, towel radiator, low flush W/c, sink basin housed within cupboard unit

### **Second Bathroom**

6' 10" x 9' 02" (2.08m x 2.79m) Vinyl flooring, low flush W/C, pedestal sink, one double glazed window, one towel radiator.

### **Garden**

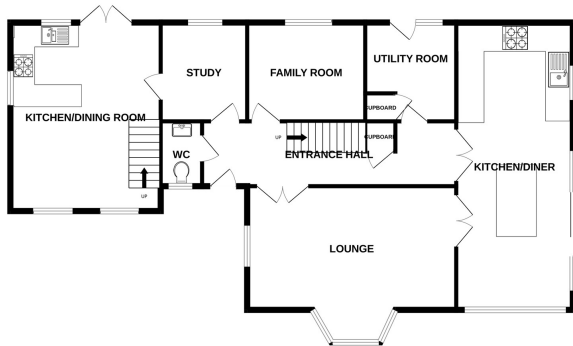
Surrounding garden mainly laid to lawn with space to park for numerous vehicles. A spacious decking area can be found set off from kitchen diner.

### **Council Tax Band - E**

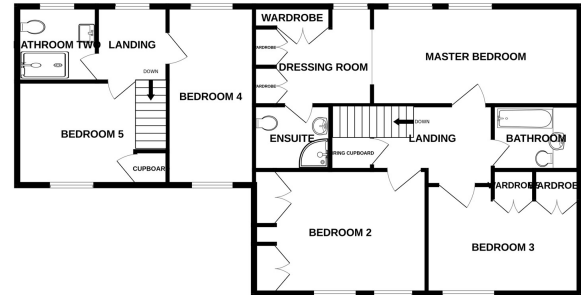
### **EPC - D**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com