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ESTATE AGENTS



## 48 Tyndale, North Wootton, King's Lynn, Norfolk PE30 3XØ212,500

An extended two bedroom semi-detached home situated in the highly desirable village of North Wootton. The accommodation comprises porch, living room, kitchen open to extended living room, two double bedrooms and a shower room. The property further benefits from gas central heating, off road parking, low maintenance garden and garage. Local amenities can be found in the Wootton's with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

## Porch

Double glazed door to side and vinyl flooring.

## Living Room

14' 0" x 12' 3" (4.27m x 3.73m) Double glazed window to front and side, radiator and fitted carpet.

## Kitchen

8' 7" x 12' 3" (2.62m x 3.73m) Double glazed window to side, fitted kitchen with matching wall and base units, integrated double oven, gas hob, moulded sink, space for washing machine and fridge freezer, under stairs storage, radiator and tiled flooring.

## Lounge

14' 0" x 13' 9" Max (4.27m x 4.19m) Double glazed door to front, double glazed doors and windows to rear, double glazed window to rear, radiator and wooden flooring.

## Landing

Access to loft and fitted carpet.

## Bedroom One

8' 11" x 12' 3" (2.72m x 3.73m) Double glazed window to front, radiator and fitted carpet.

## Bedroom Two

8' 8" x 12' 3" (2.64m x 3.73m) Double glazed window to rear, radiator, cupboard housing gas central heating boiler and fitted carpet.

## Bathroom

Double glazed window to side, corner shower enclosure with mixer shower, low flush w/c, vanity unit with wash hand basin, towel radiator and tiled flooring.

## Garage

Up and over door to front, personal door to side, power and light.

## Garden



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