



**7 Bracken Road, South Wootton**  
**Guide Price £249,950**

**BELTON DUFFEY**





# 7 BRACKEN ROAD, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3LP

A 2 bedroom semi-detached bungalow, situated in a sought after location with garage, parking and gardens.

## DESCRIPTION

A 2 bedroom semi-detached bungalow, situated in a sought after location with garage, parking and gardens.

The property was built in the 1970's and is installed with gas central heating, UPVC double glazing and oak veneered internal doors.

The accommodation briefly comprises entrance hall, sitting room/dining room, inner kitchen/breakfast room, 2 bedrooms and a bathroom.

Outside the property has a driveway with parking for 2-3 cars, a brick garage and gardens front and rear.

## SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

## ENTRANCE HALL

2.89m x 0.88m (9' 6" x 2' 11") Ceramic tiled floor, UPVC double glazed door to outside.

## INNER HALL

3.03m x 1.09m max (9' 11" x 3' 7" max) Loft access, airing cupboard with Glowworm Flexicom 18 SX gas central heating boiler, insulated hot water cylinder with immersion.

## SITTING ROOM/DINING ROOM

5.75m x 3.72m (18' 10" x 12' 2") Radiator.

## KITCHEN/BREAKFAST ROOM

3.95m x 2.72m (13' 0" x 8' 11") Marble effect worktops to 3 sides with wood trim and oak fitted cupboards and drawers under including an integrated fridge, wine rack, Neff 4 ring ceramic hob with extractor over in canopy, Neff fan assisted oven, matching wall cupboards, rail display shelves, twin aspect windows, radiator, ceramic tiled floor.

## BEDROOM 1

5.06m max into wardrobes recess, narrowing to 4.07m x 3.59m (16' 7" max, narrowing to 13' 4" x 11' 9") Built-in shelved cupboard, large double wardrobe, 2 further double wardrobes with lockers over bedhead space, radiator.

## BEDROOM 2

3.08m x 2.87m (10' 1" x 9' 5") Radiator.

## BATHROOM

2.92m x 1.67m (9' 7" x 5' 6") Panelled bath, wash hand basin with cupboards and drawers under, low level WC, ceramic tiled floor, towel rail.





## **OUTSIDE**

The property is approached via a tarmac driveway which leads to the brick single garage. The front garden is shingled for easy maintenance with a tarmac parking area and is enclosed by fenced and walled boundaries.

## **GARAGE**

5.01m x 2.78m (16' 5" x 9' 1") Power, light, double glazed window to rear, up and over door.

The rear garden is designed for easy maintenance with a paved patio with a pathway leading to further paved and shingled areas with shrubs. The rear garden is enclosed by fenced boundaries.

## **DIRECTIONS**

From King's Lynn town centre proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along taking the second left hand turning into Nursery Lane. Continue along passing the Swan Public House and Church Lane, take the next left hand turning into Meadow Road. Proceed along Meadow Road, turning right into Bracken Road and the property will be seen on the left hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

EPC - C.

Mains water, electricity, gas central heating and mains drainage.

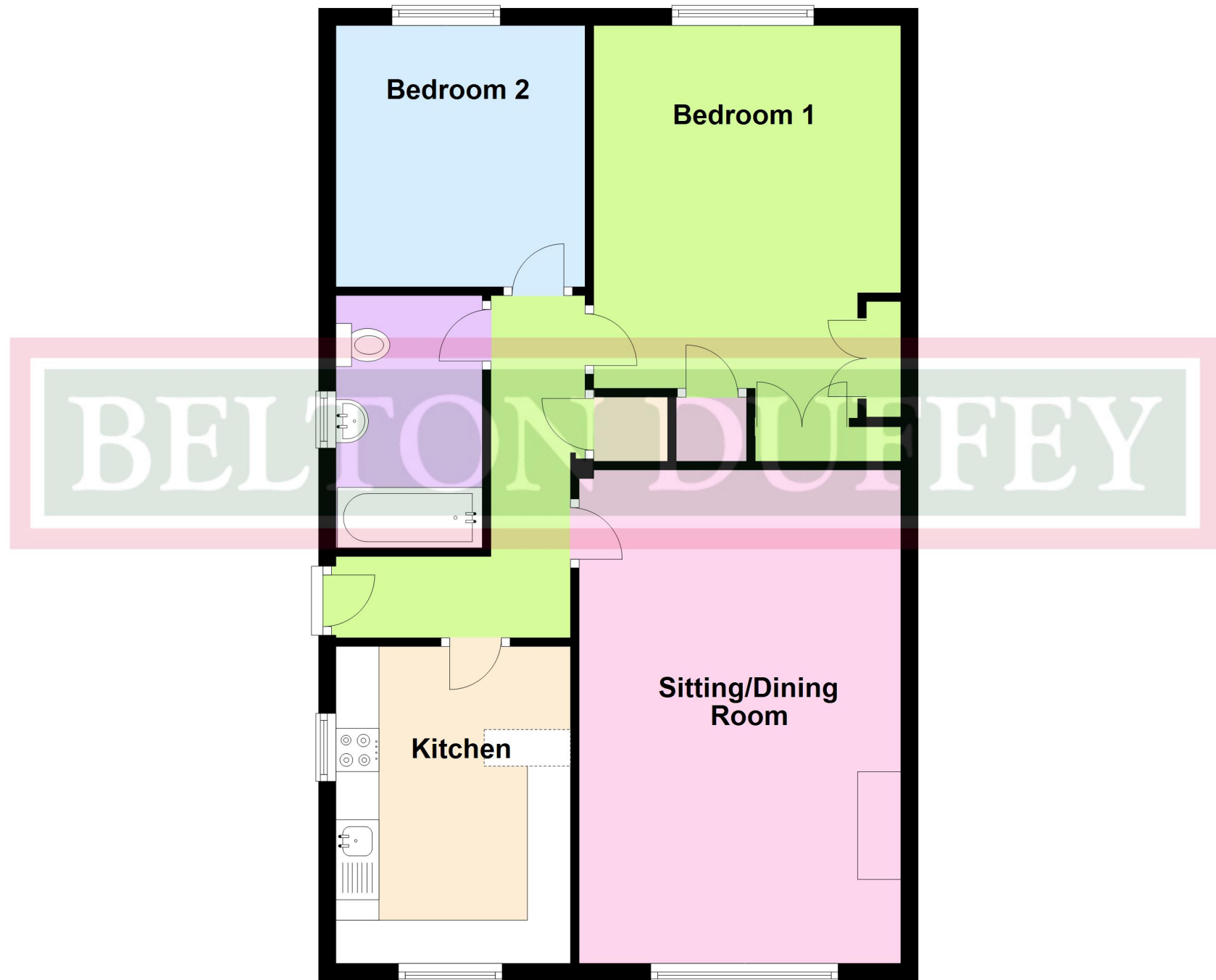
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

## Ground Floor









## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://www.beltonduffey.com)

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