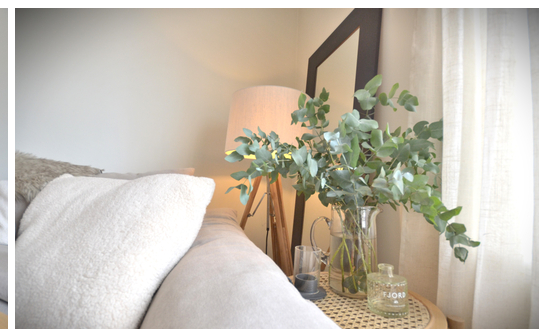




NEWSON & BUCK
ESTATE AGENTS



NEWSON & BUCK



14 Deas Road, South Wootton, Norfolk PE30 3PE

£279,995

Newson & Buck present this exceptionally well presented and modernised three bedroom three storey terrace house situated in the sought after location of South Wootton. With NO ONWARD CHAIN, viewing is highly recommended! The accommodation comprises of entrance hall, cloakroom, kitchen/diner, living room. The first floor provides access to bedroom number two, bedroom number three, family bathroom and staircase access to the second floor master bedroom, which provides access to the En-suite. The property further benefits from gas central heating, double-glazing and a garage. Externally there is a low maintenance front and rear garden.

Local amenities can be found in South Wootton including an Asda supermarket, with more extensive facilities found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.



01553 775151

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Entrance Hall

Double glazed door to front, under stairs storage cupboard, stairs to first floor, radiator and wooden flooring,

Cloaks Wc

5' 2" x 3' 1" (1.57m x 0.94m) Low level Wc, pedestal wash hand basin with tiled splashbacks, radiator and solid Oak wood flooring.

Lounge

11' 9" x 14' Max (3.58m x 4.27m) UPVC double glazed window to front, panelled feature wall, radiator and wooden flooring.

Kitchen/Diner

8' 6" x 16' 8" (2.59m x 5.08m) UPVC double glazed window and door to rear, matching wall and base units, integrated fridge freezer, inset electric oven, stainless steel gas hob and extractor hood over, anthracite sink with matching mixer tap, space and plumbing for washing machine, radiator, panelled feature wall with built in seating and storage and solid Oak wood flooring.

Landing

Airing cupboard housing boiler, fitted carpet and stairs to second floor.

Bedroom 2

8' 8" x 18' 9" Max (2.64m x 5.72m) Two UPVC double glazed windows to front, built in wardrobes with doors and hanging space, panelled feature wall, radiator and fitted carpet.

Bedroom 3

9' 1" x 11' 4" Max (2.77m x 3.45m) UPVC double glazed window to rear, double doors to built in wardrobe, panelled feature wall radiator and fitted carpet.

Bathroom

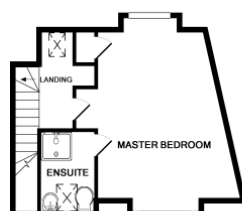
5' 8" x 6' 7" (1.73m x 2.01m) UPVC double glazed window to rear, bath with tiled wall surrounds, pedestal hand wash basin with tiled splashbacks, low level Wc, radiators and Karndean flooring.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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