



NEWSON & BUCK
ESTATE AGENTS



50 Priory Lane, North Wootton, King's Lynn, Norfolk PE30 3PT £419,995

Newson & Buck are proud to offer to the market this beautifully presented four bedroom detached family home, situated in one of the most desirable village locations around King's Lynn. The property consists of entrance hallway, lounge diner, kitchen, utility / garage store, w/c, four bedrooms, and a family bathroom. Other benefits include double glazing, log burner and off road parking for numerous vehicles. The property is located within walking distance of a nursery, school and amenities. North Wootton is located within four miles of King's Lynn which has main line rail links to Cambridge and London.



01553 775151



Entrance Hallway

7' 01" x 20' 8" (2.16m x 6.30m) Composite front door opening to entrance hallway, LVT flooring, one radiator, under stairs cupboard and cloakroom cupboard, staircase to first floor.

Lounge Diner

Fitted carpets, three radiators, log burner, two double glazed windows, double glazed patio doors opening to rear garden.

Kitchen

13' 05" x 22' 10" (4.09m x 6.96m) LVT flooring, fitted kitchen units, pantry space, sink drainer, one double glazed window, roof lantern, two radiators, bi-folding doors opening to rear garden.

W/C

One radiator, one double glazed window, one radiator, tile flooring, sink, low flush W/C

Landing

Fitted carpets, one double glazed window, loft hatch access.

Bedroom One

16' 01" x 10' 0" (4.90m x 3.05m) Fitted carpets, fitted wardrobes, one double glazed window, one radiator.

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m) Fitted carpets, two double glazed windows, one radiator.

Bedroom Three

10' 4" x 10' 6" (3.15m x 3.20m) Fitted carpets, one radiator, one double glazed window.

Bedroom Four

10' 6" max x 10' 4" (3.20m x 3.15m) Fitted carpets, fitted wardrobes, one radiator, one double glazed window, integrated cupboard room with potential shower room / en-suite with pipework ready.

Bathroom

6' 0" x 6' 7" (1.83m x 2.01m) LVT flooring, one towel radiator, one double glazed window, bath tub, over bath shower attachment and fitted storage units, sink unit, fitted Bluetooth mirror with light and demister.

Rear Garden

Enclosed wrap around rear garden area, patio area and laid grass.

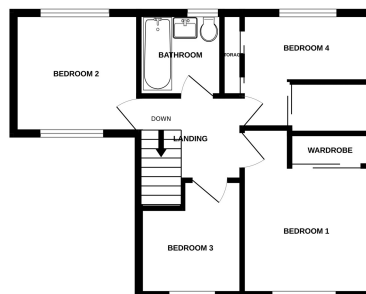
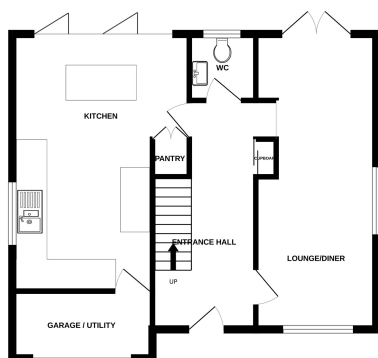
EPC - D

Council Tax Band 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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