



12 Euston Way, South Wootton
Guide Price £289,950

BELTON DUFFEY



12 EUSTON WAY, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3TX

A 3 bedroom detached bungalow with parking, garage and gardens, situated in a popular and convenient location. NO CHAIN.

DESCRIPTION

A 3 bedroom detached bungalow with parking, garage and gardens, situated in a popular and convenient location.

The property is installed with gas fired central heating, UPVC double glazing and briefly comprises entrance hall, sitting room, kitchen, 3 bedrooms and a bathroom.

Outside, the property has ample car parking, front and rear gardens and a garage.

The Agents recommend an early inspection of this property.

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

6.57m x 1.53m (21' 7" x 5' 0") UPVC glazed front entrance door with matching side panel, radiator, loft access, thermostat and airing cupboard with shelving and Ideal gas boiler.

KITCHEN

3.51m max into window recess x 3.05m (11' 6" x 10' 0") Granite effect worktops to 3 sides with stainless steel sink unit, cupboards and drawers under with 2 display shelves, tiled wall areas, space for washing machine, space for fridge/freezer and space for cooker with extractor over, matching wall cupboards with 2 display shelves, radiator, window to side, UPVC double glazed door to side and ceramic tiled floor.

SITTING ROOM/DINING ROOM

5.37m max into window recess x 3.56m (17' 7" x 11' 8") Large UPVC double glazed window to front, coal effect fire and radiator.

BEDROOM 1

3.56m x 3.24m (11' 8" x 10' 8") Window to rear and radiator.

BEDROOM 2

3.27m x 3.02m (10' 9" x 9' 11") Window to rear and radiator.

BEDROOM 3

3.22m x 2.54m into window recess (10' 7" x 8' 4") Window to front and radiator.

BATHROOM

2.33m into window recess x 1.82m (7' 8" x 6' 0") Three piece white suite comprising panelled bath with Triton T80si electric shower over and foldable screen screen, pedestal wash hand basin, low level WC, radiator, frosted window to rear, part tiled walls, towel rail and ceramic tiled floor.



OUTSIDE

The property is approached via a 'printed concrete' driveway which leads to the detached garage. The front garden is laid to lawn with a paved pathway and step leading up to the front door.

DETACHED GARAGE

4.86m x 2.84m (15' 11" x 9' 4") Up and over door, UPVC personal door and window to side.

To the rear of the garage is a shingle area. The rear garden has a paved patio with shingled areas and paved pathways, being enclosed by fenced boundaries.

DIRECTIONS

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue to the traffic lights and proceed straight over into Grimston Road, continue along and turn right just where you will see and garage and Rainbow Super Store (Co-op) into Langley Road. Proceed along Langley Road taking the second turning right into Euston Way, where the property will be seen on the right, designated by our 'For Sale' sign.

OTHER INFORMATION

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

Council Tax Band C.

Gas central heating.

EPC - C.

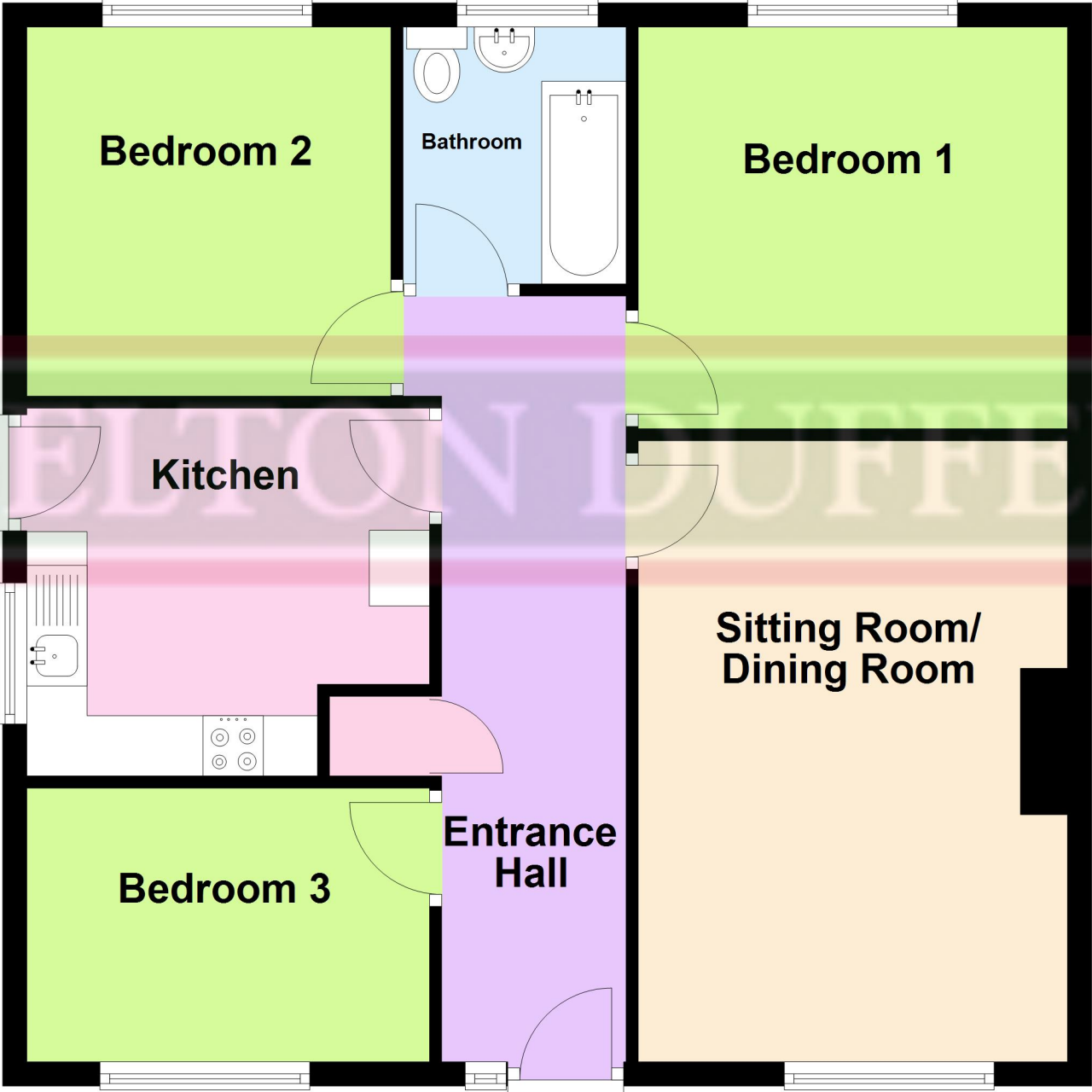
TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.

Euston Way



Bedroom 2

Bathroom

Bedroom 1

Kitchen

**Sitting Room/
Dining Room**

Bedroom 3

**Entrance
Hall**





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