



5 Woodland Gardens, North Wootton
Guide Price £385,000

BELTON DUFFEY



5 WOODLAND GARDENS, NORTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3PX

An extended 3/4 bedroom, 1 en-suite, detached residence, situated in a sought after location with garage, gardens and ample parking.

DESCRIPTION

An extended 3/4 bedroom, 1 en-suite, detached residence, situated in a sought after location with garage and gardens and ample parking.

The property was built in the early 1970s and is installed with gas fired central heating, double glazing and panelled internal doors.

The accommodation briefly comprises entrance hall, cloakroom, L-shaped open-plan kitchen/dining room/sitting room and bedroom 4/dining room to the ground floor. On the first floor are 3 bedrooms, 1 en-suite and a family bathroom.

Outside, the property has a driveway providing ample car parking, garage, front garden and an enclosed rear garden.

SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Castle Rising is closeby and easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

ENTRANCE HALL

UPVC double glazed door to outside, radiator with radiator cover, stairs to first floor landing and wood effect laminate floor.

CLOAKROOM

2.04m x 1.10m into window recess (6' 8" x 3' 7" into window recess) Low level WC, wash hand basin, frosted window to front, tiled walls and wall heater.

BEDROOM 4/DINING ROOM

3.37m x 3.16m into window recess (11' 1" x 10' 4" into window recess) Window to front and radiator.

OPEN-PLAN SITTING ROOM/DINING ROOM/KITCHEN

9.47m x 5.54m max, narrowing to 4.40m (31' 1" x 18' 2" max, narrowing to 14' 5") L-shaped.

SITTING AREA

4.40m x 4.0m max (14' 5" x 13' 1" max) Windows to front, fireplace with wood surround, marble inset and marble hearth with coal effect fire and radiator.

DINING AREA

3.29m x 3.05m (10' 10" x 10' 0") Radiator, tiled floor and opening into the kitchen area.

KITCHEN (L-SHAPED)

5.72m x 5.54m max , narrowing to 2.44m (18' 9" x 18' 2" max, narrowing to 8' 0") 2 large windows overlooking the rear garden with downlighting above, worktops with 1.5 bowl stainless steel sink unit, cupboards and drawers under, pull-out wine drawers, Bosch 5 ring gas hob with stainless steel and glass extractor over, tiled splashbacks, space for dishwasher, 2 radiators, space for American fridge freezer, matching wall cupboards, Bosch built-in eye-level main oven with top oven/grill over and locker above, integrated freezer, built-in storage cupboard, tiled floor and glazed door into utility.



UTILITY

2.64m x 1.84m both max (8' 8" x 6' 0" both max) Worktop with stainless steel sink unit, UPVC window to side, extractor, space for 2 further appliances, shelved unit, wall cupboards, tiled floor and UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Radiator, doors into the bedrooms and bathroom and shelved airing cupboard.

BEDROOM 1

4.70m max x 3.08m max into recess (15' 5" max x 10' 1" max into recess) Window to front, radiator and built-in wardrobe.

EN-SUITE SHOWER ROOM

2.13m into shower x 1.46m max (7' 0" into shower x 4' 9" max) Shower cubicle with mains shower, extractor, low level WC, wash hand basin with mirror over, frosted window to rear, heated chrome towel rail/radiator, fully tiled walls and tiled effect flooring.

BEDROOM 2

3.60m max into recess x 2.54m (11' 10" max into recess x 8' 4") Window to front, radiator and loft access.

BEDROOM 3

3.57m max x 2.05m (11' 9" max x 6' 9") Twin aspect windows and radiator.

BATHROOM

2.84m max x 1.48m (9' 4" max x 4' 10") Panelled bath with Triton T100xr electric shower over, low level WC, wash hand basin set on a black marble effect top with cupboards either side, mirror with downlighting above, 3 cupboards under with a pull-out chrome towel rail, tiled wall areas, frosted window to rear, radiator and tiled effect flooring.

OUTSIDE

The property is approached via a good size shingle driveway which leads up to the detached garage.

The remainder of the front garden is laid to lawn with a laurel hedge to the front and fenced boundary to the right. There is a paved pathway leading to the side entrance door, outside tap, outside light and a gate leading to the rear of the property.

GARAGE

6.16m x 2.63m (20' 3" x 8' 8") Up and over door, power, light and shelving.

To the side of the garage is a step up to a raised paved area which, suitable for bin storage and a low level wooden storage shed.

The rear garden is mainly laid to lawn with a paved patio enclosed by a low brick wall, raised decked area suitable to dining out, shingle border and garden shed. 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. At the traffic lights turn left into Castle Rising Road. Proceed along here for approximately half a mile, turning left into Priory Lane and continue along, passing The Birches The Howards on the right hand side. Take the next right hand turning into Woodland Gardens, and the property will be seen on the left hand side, 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 D.

Gas central heating.

EPC - C.

TENURE

This property is for sale .

VIEWING

Strictly by appointment with the agent.





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