



NEWSON & BUCK  
ESTATE AGENTS

66 Willow Road  
South Wootton  
Norfolk  
PE30 3JW

£460,000

A very well presented four bedroom detached family home with extended accommodation. The property comprises porch, hallway, utility room, w/c, kitchen, lounge diner, office, sitting room, four bedrooms and a family bathroom. The property has planning permission for further development, please enquire for further details. The property further benefits from gas central heating, double glazing and private rear garden backing onto woodland. Local amenities can be found within the Wootton's including schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross

- Detached Family Home
- Four Bedrooms
- Lounge Diner
- Extended Sitting Room
- Conservatory
- EPC Rating: D
- Utility Room
- Garage



## **Porch**

Double glazed door and windows to front and tiled flooring.

## **Hall**

Double glazed door and window to porch, under stairs cupboard, radiator and laminate flooring.

## **Utility Room**

7' 10" x 8' 11" (2.39m x 2.72m) Fitted units with sink, space for washing machine and tumble dryer, gas central heating boiler, radiator and vinyl flooring.

## **W/C**

Double glazed window to side, low flus w/c, vanity unit with wash hand basin, towel radiator and vinyl flooring.

## **Kitchen**

9' 3" x 14' 4" (2.82m x 4.37m) Double glazed door to side, double glazed window to rear, fitted kitchen with sink unit, space for American style fridge freezer and dishwasher, space for range style cooker with extractor hood above, and vinyl flooring.

## **Lounge Diner**

20' 5" x 14' 9" Max Measurements, L Shape Room (6.22m x 4.50m) Double glazed window to front, double glazed sliding doors to conservatory, two radiators and laminate flooring.

## **Office**

4' 8" x 12' 2" (1.42m x 3.71m) Double glazed doors to rear, radiator and laminate flooring.

## **Sitting Room**

13' 11" x 12' 1" (4.24m x 3.68m) Double glazed window to front and radiator.

## **Conservatory**

13' 2" x 11' 3" (4.01m x 3.43m) Double glazed windows to rear and both sides, double glazed doors to rear and laminate flooring.

## **Landing**

Double glazed window to front, access to loft, storage cupboard and fitted carpet.

### **Bedroom One**

11' 2" x 11' 0" (3.40m x 3.35m) Double glazed window to front, radiator and fitted carpet.

### **Bedroom Two**

11' 4" x 9' 5" (3.45m x 2.87m) Double glazed window to front, radiator, storage cupboard and fitted carpet.

### **Bedroom Three**

8' 11" x 10' 11" (2.72m x 3.33m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Four**

8' 11" x 9' 5" (2.72m x 2.87m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

5' 10" x 8' 6" (1.78m x 2.59m) Double glazed window to rear, panel bath with shower attachment, shower enclosure with electric shower, low flush w/c, vanity unit with wash hand base, towel radiator and tiled flooring.

### **Garage**

Up and over door to front, personal door to side.

### **Garden**

To the front of the property is a driveway leading to the garage with large frontage laid to grass with hedging.

To the rear of the property is a large patio area with dining space, the remaining garden is laid to lawn with mature shrubs. The garden benefits from a wooden summer house and views over woodland to rear.

### **EPC Rating: D**

### **Council Tax Band: D**

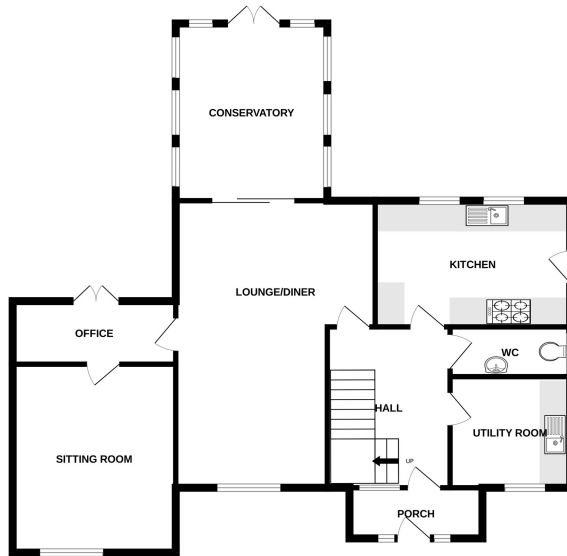
### **Agent Note**

Planning permission has been granted to extend the property by adding a master bedroom above the sitting room and creating an en-suite.

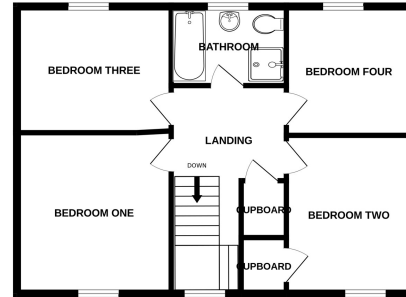




GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.

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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