



NEWSON & BUCK
ESTATE AGENTS



£349,995

An exceptionally well presented three bedroom detached new home situated in the popular Village of South Wootton. The accommodation comprises hallway, w/c, lounge, kitchen diner, three bedrooms and a family bathroom. The attention to detail really sets this family home apart from others in the area. The property benefits from gas central heating with underfloor heating to the ground floor, parking for numerous vehicles and open plan living. Local amenities can be found within the village with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



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Hall

Double glazed composite door to front, under stairs cupboard and laminate flooring.

W/c

Double glazed window to side, vanity unit with sink, low flush w/c and laminate flooring.

Lounge

13' 10" x 11' 10" (4.22m x 3.61m) Double glazed window to front and laminate flooring.

Kitchen Diner

10' 10" x 19' 11" (3.30m x 6.07m) Double glazed windows to rear, double glazed double doors to side, fitted kitchen with matching wall and base units, integrated oven, integrated hob with extractor above, space for washing machine and fridge freezer, and laminate flooring.

Landing

Access to loft, cupboard housing gas central heating boiler and fitted carpet.

Bedroom One

12' 3" x 11' 8" (3.73m x 3.56m) Double glazed window to side, radiator and fitted carpet.

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m) Double glazed window to front, radiator and fitted carpet.

Bedroom Three

9' 2" x 9' 9" (2.79m x 2.97m) Double glazed window to front, radiator and fitted carpet.

Bathroom

5' 11" x 7' 11" (1.80m x 2.41m) Double glazed window to rear, panel bath with mixer shower above, combination unit with w/c and sink, towel radiator and tiled flooring.

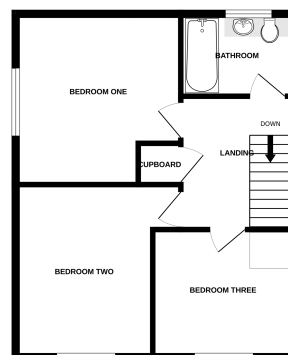
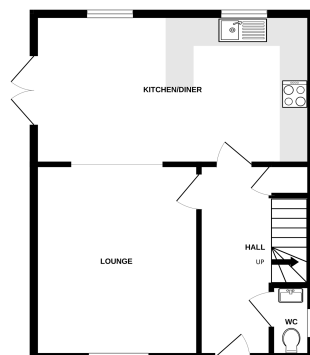
Garden

To the front of the property is a shingled driveway creating parking for numerous vehicles. The property is enclosed by fencing with brick pillars. Gated side access leads to the rear of the property which is mainly laid to



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 misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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