



NEWSON & BUCK
ESTATE AGENTS



33 South Wootton Lane, King's Lynn, Norfolk PE30 3BS £285,000

Newson & Buck are delighted to offer this spacious and well-presented three bedroom semi-detached home, superbly situated on the highly regarded South Wootton Lane, just a short distance from local schools, shops and amenities. The property benefits from ample off-road parking to the front and boasts a generous rear garden offering a high degree of privacy and exciting potential for extension or development (subject to planning permission). Internally, the home features two flexible reception rooms, a light-filled conservatory, and a well-fitted kitchen. There are three good-sized bedrooms and a family bathroom, providing excellent accommodation for a growing family or professional buyer. Additional features include gas central heating, double glazing throughout, and a detached outbuilding with power and lighting, ideal as a workshop, studio, or potential home office. This is a rare opportunity to secure a home in one of South Wootton's most sought-after locations, with further scope to enhance and extend. Early viewing is strongly recommended. NO ONWARD CHAIN

Entrance Hall

5' 05" x 14' 07" (1.65m x 4.45m) Entrance door, window to front aspect, carpeted, radiator

Kitchen

8' 01" max x 15' 08" (2.46m x 4.78m) Range of base and wall cabinets, worktops, steel sink with mixer tap over, gas hob with oven and extractor over, space for under fridge freezer, space for washing machine and tumble dryer, radiator, pantry area, door leading to rear garden, window to side and rear aspect

Lounge

11' 06" x 11' 05" (3.51m x 3.48m) Bay window to front aspect, feature fireplace, carpeted, radiator

Dining Room

11' 06" x 11' 03" (3.51m x 3.43m) Carpeted, capped fireplace, doors leading to

Conservatory

7' 09" x 16' 02" (2.36m x 4.93m) Tiled floor, radiator, door to rear garden

Landing

5' 05" x 8' 01" (1.65m x 2.46m) Carpeted, window to side aspect, loft access

Bedroom One

11' 06" x 11' 05" (3.51m x 3.48m) Wooden floor, radiator, window to front aspect, fitted wardrobes

Bedroom Two

8' 11" x 11' 04" (2.72m x 3.45m) Carpeted, window to rear aspect, radiator, storage cupboard

Bedroom Three

8' 01" x 8' 07" (2.46m x 2.62m) Carpeted, window to rear aspect, radiator

Bathroom

5' 05" x 6' 02" (1.65m x 1.88m) Vinyl flooring, window to front aspect, panelled bath with thermostatic shower over, low level flush w/c, hand basin

Outbuilding

12' 06" x 11' 04" (3.81m x 3.45m) Wooden floor, electrics and lighting

External

The property provides ample off road parking to the front with a shingle driveway, to the rear the garden is access via a side gate and is partly laid to turf and shingle with a patio area off the conservatory, raised bedding surround the edge of the garden

Council Tax - B

EPC - D



TOTAL FLOOR AREA: 1220 sq ft (113 sq m) approx.
*These areas are approximate and are not intended to be used for legal purposes. They are for information only and should not be relied upon for any legal or financial purpose. The actual area may vary slightly from the figures shown. The figures are based on the best available information and are not intended to be used for any legal or financial purpose. The figures are based on the best available information and are not intended to be used for any legal or financial purpose.

