



NEWSON & BUCK
ESTATE AGENTS



19 Tyndale, North Wootton, King's Lynn, Norfolk PE30 3XD £214,995

A well presented two double bedroom semi-detached home in the sought after Village of North Wootton. This property would be an ideal first time buyer purchase.

The accommodation comprises porch, lounge, kitchen diner, conservatory, two double bedrooms and family bathroom. The property further benefits from garage, off road parking and private rear garden.

Local amenities can be found in "The Woottons" with more extensive facilities found in King's Lynn Town Centre.

Porch

Double glazed entrance door and fitted carpet.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m) Double glazed window to front and side, stairs to first floor, feature fireplace and wood effect flooring.

Kitchen Diner

8' 8" x 12' 2" (2.64m x 3.71m) Double glazed doors and windows to rear, fitted kitchen with sink unit, integrated oven and hob with extractor above, space for fridge freezer and washing machine, storage heater and tiled flooring.

Conservatory

6' 2" x 10' 9" (1.88m x 3.28m) Double glazed door to side, double glazed windows to rear and side, and tiled flooring.

Landing

Access to loft and fitted carpet.

Bedroom One

8' 7" x 12' 2" (2.62m x 3.71m) Double glazed window to front, storage heating and fitted carpet.

Bedroom Two

8' 8" x 12' 2" (2.64m x 3.71m) Double glazed window to rear, storage heater, cupboard housing hot water tank and fitted carpet.

Bathroom

4' 8" x 7' 10" (1.42m x 2.39m) Double glazed window to side, panel bath, pedestal wash hand basin and low flush w/c.

Garden

To the front of the property is a driveway creating off road parking, and steps to the front entrance door. Side access leads to the rear of the property which is an enclosed garden laid to brick weave.

Garage

Up and over door to front, and personal door to side. Side access leads to the rear of the property which is an enclosed garden laid to brick weave.

EPC Rating: Awaiting

Council Tax Band: B



TOTAL FLOOR AREA: 754 sq ft (55.4 sq m) approx.
Total area shown has been taken to cover the exterior of the property (uncovered roof, measurements
from the exterior of the property to the exterior of the roof, and the exterior of the property to the exterior
of the roof). The area shown is not the total area of the property. The area shown is not the total area of the property.
An area of 100 sq ft (9.3 sq m) or less is not shown on the plan. The area shown is not the total area of the property.
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