



NEWSON & BUCK
ESTATE AGENTS

130 Nursery Lane
North Wootton
King's Lynn
Norfolk
PE30 3QB

£435,000

Newson & Buck are delighted to present this four bedroom detached family home situated in the popular Village of North Wootton. The spacious accommodation comprises hall, lounge, kitchen diner, bedroom four/reception room, utility room and w/c to the first floor. The first floor comprises family bathroom, three double bedrooms with the master benefitting from an ensuite and walk-in wardrobe. The property further benefits from gas central heating, ample off road parking and low maintenance garden with workshop. A range of amenities can be found in North & South Wootton 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
- Kitchen Diner
- Four Bedrooms
- Ensuite & Walk-In Wardrobe
- Ample Parking
- Utility Room
- Underfloor Heating
- EPC Rating: Awaiting



Hallway

Double glazed door and window to front, storage cupboard and solid oak flooring.

Lounge

18' 0" x 12' 5" (5.49m x 3.78m) Double glazed window to front and solid oak flooring.

Kitchen Diner

17' 3" x 22' 5" (5.26m x 6.83m) Max measurements - Double glazed doors and windows to rear, double glazed windows to side, fitted kitchen with space for oven and fridge freezer, and solid oak flooring.

Bedroom Four / Reception Room

12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to front and solid wooden flooring.

Utility Room

8' 6" x 7' 8" (2.59m x 2.34m) Double glazed door to side, fitted kitchen units with sink, space for washing machine and tumble dryer, cupboard housing gas central heating boiler and solid oak flooring.

W/C

Double glazed window to rear, low flush w/c, wash hand basin and solid oak flooring.

Landing

Storage cupboard and fitted carpet.

Master Bedroom

18' 5" x 12' 6" (5.61m x 3.81m) Max measurements - Double glazed Velux windows to front, eaves storage, radiator and fitted carpet.

Walk-In Wardrobe

6' 11" x 6' 1" (2.11m x 1.85m) With eaves storage.

Ensuite

8' 8" x 5' 6" (2.64m x 1.68m) Double glazed window to rear, shower enclosure with mixer shower, low flush w/c, wash hand basin, towel radiator and LVT flooring.

Bedroom Two

11' 6" x 14' 4" (3.51m x 4.37m) Double glazed Velux window to front, storage cupboard, radiator, eaves storage and fitted carpet.

Bedroom Three

15' 7" x 11' 0" (4.75m x 3.35m) Double glazed Velux window to rear, built in wardrobes, radiator, eaves storage and fitted carpet.

Family Bathroom

8' 8" x 7' 4" (2.64m x 2.24m) Double glazed window to rear, P-Shape bath, low flush w/c, wash hand basin, towel radiator and LVT flooring.

Garden

To the front of the property is a shingled driveway with ample parking and a selection of mature trees and shrubs. Storage sheds can be found at the front of the property.

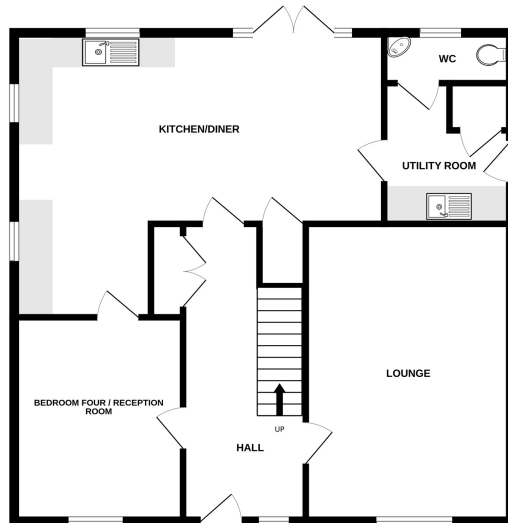
To the rear of the property is a low maintenance garden mainly laid to paving and artificial grass with mature shrub borders. A substantial workshop and storage can also be found within the rear garden.

EPC Rating: Awaiting

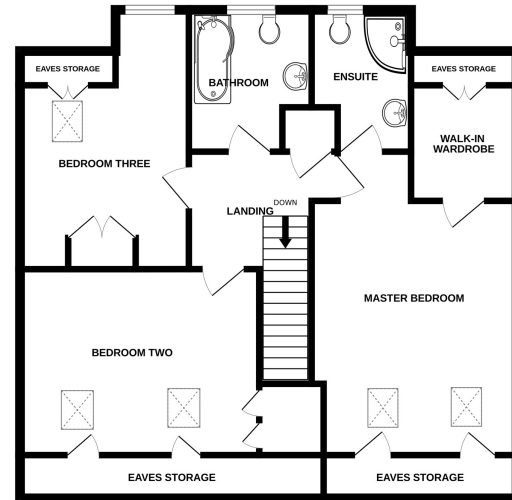
Council Tax Band: D



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 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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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com