



**31 The Howards, North Wootton**  
**Guide Price £520,000**

**BELTON DUFFEY**



# 31 THE HOWARDS, NORTH WOOTTON, NORFOLK, PE30 3RS

An attractive 4 double bedroom, 1 en-suite detached Georgian style residence situated in a cul-de-sac location with gardens, parking and double garage.

## DESCRIPTION

31 The Howards comprises an attractive 4 double bedroom, 1 en-suite detached Georgian style residence situated in a cul-de-sac location with gardens, parking and double garage. The property is situated in a sought after location being built by Hopkins Homes circa 2004. The property is installed with gas fired radiator central heating, sealed unit double glazed windows in timber frames with sash windows to the front elevation, smooth coved ceilings, panelled internal doors and a security system. The accommodation briefly comprises entrance hall, sitting room with double doors to dining room, snug/study, kitchen/breakfast room, cloakroom and utility room to the ground floor. On the first floor are 4 double bedrooms, 1 being en-suite and a family bathroom. Outside the property has car parking, gardens and a double garage.

## SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

## ENTRANCE HALL

4.69m x 2.02m (15' 5" x 6' 8") Part glazed door to outside, engineered oak flooring, straight flight staircase to first floor landing, under stairs storage cupboard, thermostat, mains smoke alarm.

## CLOAKROOM

1.25m x 1.16m (4' 1" x 3' 10") Low level WC, pedestal wash hand basin with chrome mixer tap, radiator, extractor.

## SITTING ROOM

4.68m x 3.69m (15' 4" x 12' 1") Engineered oak flooring, two radiators, twin aspect windows, period style gas coal effect fire with period style surround and granite hearth, double doors into dining room.

## DINING ROOM

3.62m x 3.17m (11' 11" x 10' 5") Engineered oak flooring, window overlooking rear garden, radiator.

## KITCHEN/BREAKFAST ROOM

5.19m x 3.16m (17' 0" x 10' 4") 'L' shaped beech effect worktop with one and a half bowl stainless steel sink unit with chrome mixer tap, cupboards and drawers under, Bosch integrated dishwasher, integrated Hotpoint fridge and freezer, matching wall cupboards, 4 ring gas hob with extractor over. Neff double oven with cupboard under and locker over, adjoining worktop with cupboard and drawer under, ceramic tiled floor, radiator, French doors leading to the decked area and door to side passage way.

## UTILITY ROOM

2.11m x 1.61m (6' 11" x 5' 3") Full length beech block effect worktop with stainless steel sink unit with chrome mixer tap, double cupboard under, space and plumbing for washing machine, space for condenser dryer, matching wall cupboard, electric consumer unit, Worcester 19-24 CDI gas central heating boiler, radiator.

## SNUG/STUDY

2.94m x 2.41m (9' 8" x 7' 11") Radiator, engineered oak flooring.



## **FIRST FLOOR L SHAPED LANDING**

3.16m x 2.35m max (10' 4" x 7' 9") Loft access, airing cupboard with the mega flow hot water cylinder, radiator.

## **BEDROOM 1**

3.77m x 4.74m into door recess narrowing to 3.68m to the front of the wardrobes (12' 4" x 15' 7") Two wardrobes with hanging rails and shelves, radiator.

## **EN-SUITE SHOWER ROOM**

3.17m x 1.78m (10' 5" x 5' 10") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, radiator, extractor light.

## **BEDROOM 2**

4.09m max into recess narrowing to 3.23 x 3.33m (13' 5" x 10' 11") Radiator, double wardrobe with hanging rail and shelf.

## **BEDROOM 3**

3.57m x 2.90m to the front of the wardrobes (11' 9" x 9' 6") Radiator, window overlooking rear garden, double wardrobe with hanging rail and shelf.

## **BEDROOM 4**

3.22m x 2.82m (10' 7" x 9' 3") Radiator, window overlooking rear garden, double wardrobe with hanging rail and shelf.

## **FAMILY BATHROOM**

2.39m x 2.12m (7' 10" x 6' 11") Panelled bath with shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, shower cubicle with mains shower, radiator, shaver socket, frosted window to rear.

## **OUTSIDE**

To the front of the property is a shingled driveway providing ample car parking leading to the detached brick and tiled double garage. The front garden is laid to lawn with shrubs and has a paved pathway with gated access leading to the side of the property and the rear garden. To the rear of the property is a decked area which leads onto the lawned rear garden with shingled areas, various shrubs and trees. Outside light, outside tap and storage area to the side of the property.

## **DOUBLE GARAGE**

5.50m x 5.32m (18' 1" x 17' 5") Twin up and over doors, power and light.

## **DIRECTIONS**

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. At the traffic lights turn left into Castle Rising Road. Proceed along here for approximately half a mile, turning left into Priory Lane and continue passing The Birches on your right hand side, continue along taking your next right hand turning into The Howards, right again and first left into a cul-de-sac, bear right and the property will be seen at the end on the right hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band - E.

Gas central Heating.

EPC - C.

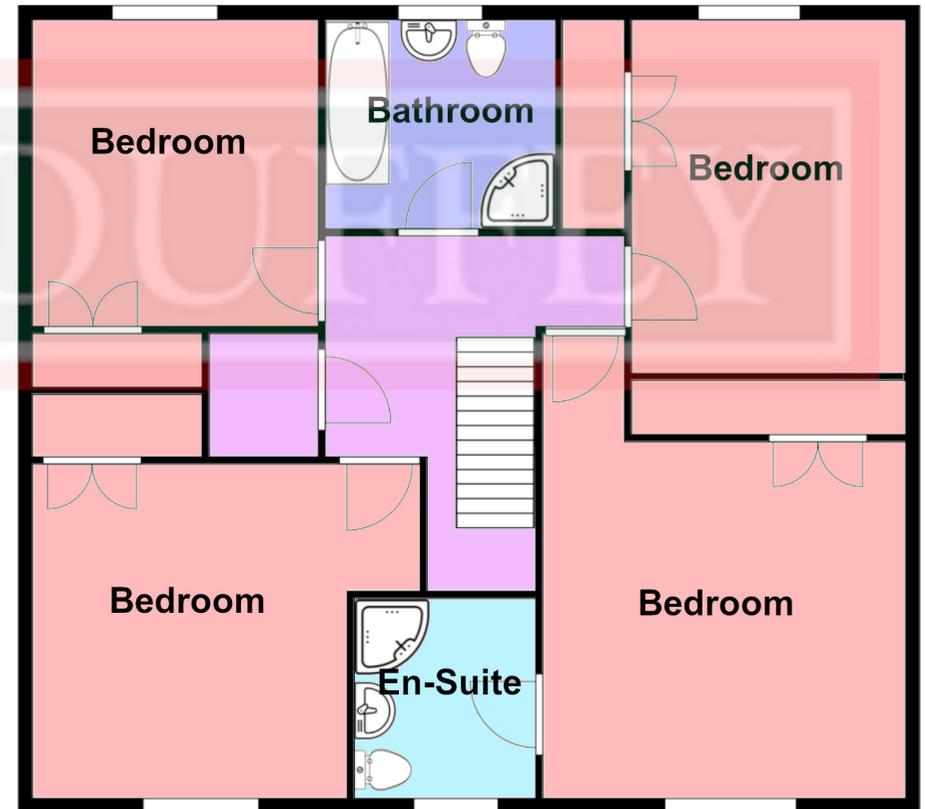
# Ground Floor

Approx 69 sqm  
(742 sqft)



# First Floor

Approx 69 sqm  
(742 sqft)



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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