



NEWSON & BUCK
ESTATE AGENTS

10 St Benets Grove

South Wootton

King's Lynn

Norfolk

PE30 3TQ

£300,000

Newson & Buck are delighted to offer this well-proportioned four-bedroom detached family home within the highly sought-after village of South Wootton. The property provides well-balanced accommodation throughout and offers excellent potential for extension or further enhancement, subject to the necessary planning permissions. The ground floor accommodation comprises a neatly appointed kitchen/dining room, spacious sitting room and a conservatory overlooking the rear garden, along with a ground floor WC. To the first floor are four well-sized bedrooms and a family bathroom. Outside, the property benefits from a good-sized low maintenance rear garden, off-road parking for several vehicles and an attached single garage. An early viewing is highly recommended to fully appreciate the space, setting and potential this home has to offer as well as being offered with NO ONWARD CHAIN!!

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- BATHROOM AND W/C
- LOUNGE & CONSERVATORY
- INTERNAL GARAGE
- OFF ROAD PARKING
- NO ONWARD CHAIN!



Entrance Hall

Laminate flooring, stairs to first floor, under stairs storage, radiator, doors leading to

W/C

6' 04" x 2' 09" (1.93m x 0.84m) Laminate flooring, window to side aspect, tiled wall surround, hand basin, low level flush w/c

Kitchen/Diner

17' 08" x 9' 03" (5.38m x 2.82m) Laminate flooring, range of base and wall cabinets, worktops, inset sink with mixer tap over, integrated under counter fridge, integrated under counter freezer, space for American style fridge/freezer, tiled splashback, space for range style cooker, extractor, two windows to front

Lounge

17' 08" x 11' 07" (5.38m x 3.53m) Carpeted, electric fireplace with surround, radiator, window to rear aspect, patio doors leading to

Conservatory

9' 05" x 9' 06" (2.87m x 2.90m) Tiled flooring, side door to rear garden, windows to side and rear aspect, door leading to

Integral Garage

12' 03" x 16' 03" (3.73m x 4.95m) Up and over door, window to front and rear aspect, lighting and power

Landing

Carpeted, window to side aspect, loft access, radiator, Airing cupboard, doors leading to

Bedroom

11' 09" x 10' 09" (3.58m x 3.28m) Carpeted, built in wardrobes, window to rear aspect, radiator

Bedroom

9' 05" x 9' 03" (2.87m x 2.82m) Carpeted, radiator, window to front aspect

Bedroom

09' 05" x 8' 02" (2.87m x 2.49m) Carpeted, window to front, radiator

Council Tax - C

EPC - Awaiting

Bedroom

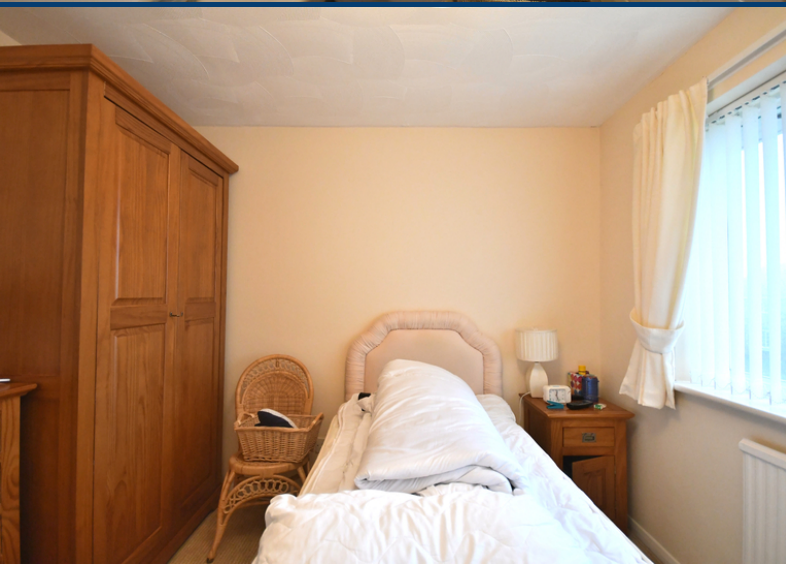
7' 07" x 8' 11" (2.31m x 2.72m) Carpeted, window to rear aspect, radiator

Bathroom

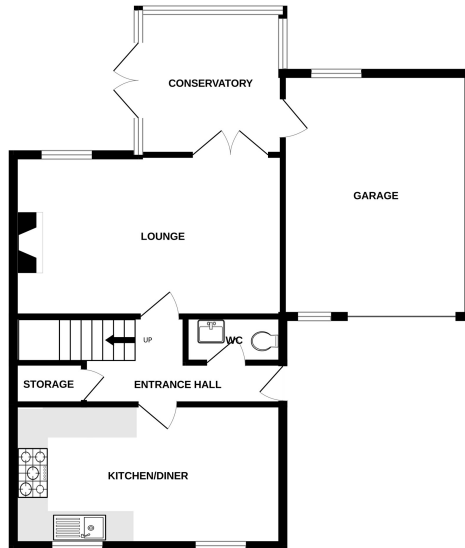
6' 03" x 5' 05" (1.91m x 1.65m) Vinyl flooring, tiled walls, window to side aspect, panelled bath with electrics shower over, hand basin, low level flush w/c,

External

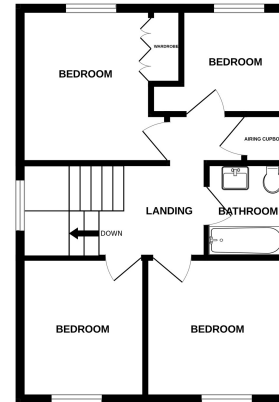
The property is approached via a concrete driveway that provides off-road parking for multiple vehicles and access to the garage. The garage is equipped with power and lighting along with an up-and-over door to the front and a pedestrian door at the rear that leads into the conservatory. The remaining front garden features a lawned area while the rear garden is laid to patio.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.6 sq.m.) approx.

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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