



NEWSON & BUCK
ESTATE AGENTS

59 Pingles Road
North Wootton
King's Lynn
Norfolk
PE30 3RW

£259,995

Newson & Buck are delighted to offer for sale this well-presented and extended three-bedroom semi-detached home, situated within the highly regarded village of North Wootton. The property offers spacious and versatile accommodation throughout, ideal for modern family living. The ground floor comprises an entrance porch leading to a generous lounge, kitchen and second reception room which overlooks the rear garden. To the first floor there are three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating and UPVC double glazing. Externally, the property offers off-road parking to the front along with access to the garage with further off road parking for multiple vehicles opposite the property. The enclosed private rear garden is laid mainly to lawn with a decking area leading from the patio doors ideal for outdoor entertaining. Viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GARAGE AND OFF ROAD PARKING
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- NO ONWARD CHAIN!



Entrance Porch

7' 06" x 2' 05" (2.29m x 0.74m) Entrance door, carpeted, radiator, window to front and side aspect, storage cupboard

Lounge

14' 08" x 14' 02" (4.47m x 4.32m) Carpeted, gas fireplace, window to front aspect, stairs to first floor

Kitchen/Diner

14' 08" x 9' 03" (4.47m x 2.82m) Laminate flooring to the kitchen, carpeted dining area, range of base and wall cabinets, worktops, steel sink with tap over, space for cooker, space for fridge freezer, opening to

Sitting Room

14' 08" x 9' 06" (4.47m x 2.90m) Carpeted, built in storage units, window to side aspect, patio doors leading to rear garden

Landing

Carpeted, loft access, doors leading to

Bedroom

12' 08" x 9' 09" (3.86m x 2.97m) Carpeted, built in wardrobes, radiator, window to front aspect

Bedroom

11' 02" x 8' 01" (3.40m x 2.46m) Carpeted, window to rear aspect, radiator

Bedroom

8' 03" x 6' 04" (2.51m x 1.93m) Carpeted, radiator, window to front aspect

Bathroom

6' 03" x 6' 06" (1.91m x 1.98m) Tiled flooring and surround, panelled bath with electric shower over, window to rear aspect, airing cupboard, low level flush w/c, hand basin

Garage

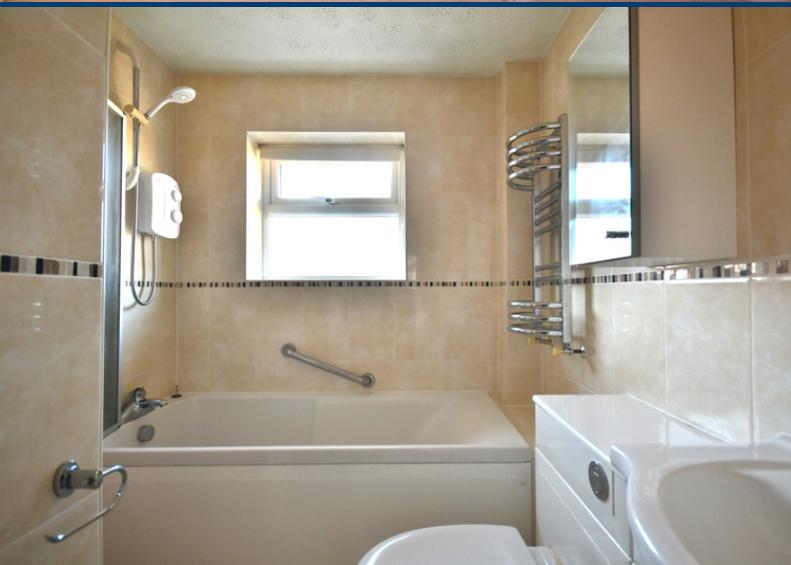
10' 03" x 17' 10" (3.12m x 5.44m) Up and over door, electric and lighting

External

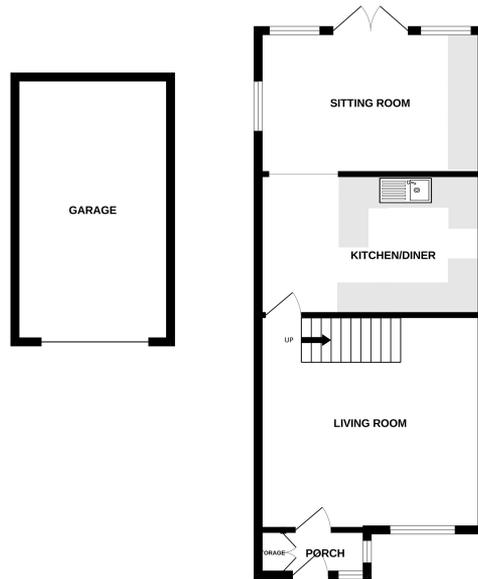
To the front the property is approached via the shingle driveway providing parking in front of the garage, as well as a strip of land opposite providing off road parking for multiple vehicles. To the rear the private garden is laid mainly to lawn with a patio area at the side as well as a decking area from the patio doors. Side access from the front

Council Tax - B

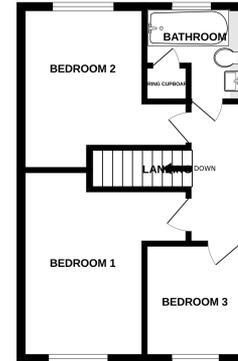
EPC - Awaiting



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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