



NEWSON & BUCK
ESTATE AGENTS



37 Tyndale, NORTH WOOTTON, Norfolk PE30 3XD

£204,995

Newson & Buck are delighted to bring to market this well-presented two double bedroom semi-detached home, situated in the highly sought-after village of North Wootton. This property would make an ideal first-time purchase. The accommodation comprises an entrance porch, a spacious lounge/diner, along with two double bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, garage, and off-road parking. A range of local amenities can be found within The Woottons, with more extensive facilities available in King's Lynn town centre.



01553 775151



Entrance Hall

5' 06" x 10' 09" (1.68m x 3.28m) Entrance door, storage heater, stairs to first floor, under stairs cupboard, carpeted, door leading to

Kitchen

6' 08" x 10' 09" (2.03m x 3.28m) Vinyl flooring, range of base and wall cabinets, worktops, window to front aspect, space for fridge/freezer, space and plumbing for washing machine, four ring gas hob, oven and extractor over, steel sink with mixer tap

Lounge/Diner

12' 02" x 15' 02" (3.71m x 4.62m) Wooden flooring, electric fireplace, storage heater, window to rear aspect, door leading to rear garden

Landing

Carpeted, loft access, doors leading to

Bedroom

12' 03" x 10' 07" (3.73m x 3.23m) Carpeted, window to rear aspect, storage heater

Bedroom

12' 03" x 7' 11" (3.73m x 2.41m) Carpeted, window to front aspect, built in wardrobe, storage cupboard housing water tank, storage heater

Bathroom

Tiled flooring and half tiled surround, window to side aspect, standard panelled bath with shower over, low level flush w/c, hand basin

External

To the front of the property there is a lawned garden with a paved pathway leading to the entrance door. The rear garden is laid mainly to lawn with patio, flowers borders and is enclosed by fencing and brick wall. A pedestrian gate gives access to the rear and a door to the garage

Garage

16' x 8' 2" (4.88m x 2.49m) Up and over door



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.