



NEWSON & BUCK
ESTATE AGENTS

48 Tyndale
North Wootton
King's Lynn
Norfolk
PE30 3XD

£220,000

An extended two bedroom semi-detached home situated in the highly desirable village of North Wootton. The accommodation comprises porch, living room, kitchen open to extended living room, two double bedrooms and a shower room. The property further benefits from gas central heating, off road parking, low maintenance garden and garage. Local amenities can be found in the Wootton's with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Semi-Detached
- Two Double Bedrooms
- Extended Living Area
- Garage
- Off Road Parking
- EPC Rating: D



Porch

Double glazed door to side and vinyl flooring.

Living Room

14' 0" x 12' 3" (4.27m x 3.73m) Double glazed window to front and side, radiator and fitted carpet.

Kitchen

8' 7" x 12' 3" (2.62m x 3.73m) Double glazed window to side, fitted kitchen with matching wall and base units, integrated double oven, gas hob, moulded sink, space for washing machine and fridge freezer, under stairs storage, radiator and tiled flooring.

Lounge

14' 0" x 13' 9" Max (4.27m x 4.19m) Double glazed door to front, double glazed doors and windows to rear, double glazed window to rear, radiator and wooden flooring.

Landing

Access to loft and fitted carpet.

Bedroom One

8' 11" x 12' 3" (2.72m x 3.73m) Double glazed window to front, radiator and fitted carpet.

Bedroom Two

8' 8" x 12' 3" (2.64m x 3.73m) Double glazed window to rear, radiator, cupboard housing gas central heating boiler and fitted carpet.

Bathroom

Double glazed window to side, corner shower enclosure with mixer shower, low flush w/c, vanity unit with wash hand basin, towel radiator and tiled flooring.

Garage

Up and over door to front, personal door to side, power and light.

Garden

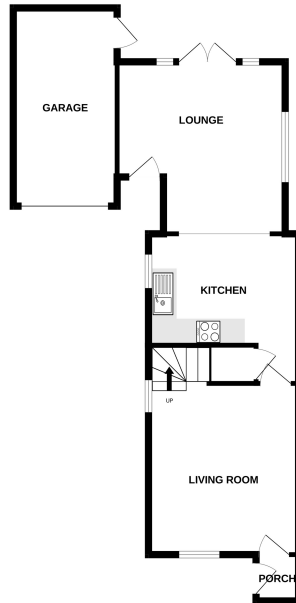
To the front of the property is a low maintenance garden with off road parking for multiple vehicles. To the rear of the property is a private enclosed garden laid to decking and brick weave.

EPC Rating: D

Council Tax - B



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 other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, contents and applicability of this floor plan can only be guaranteed as to their operability or efficiency can be given.
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