



**142 Grimston Road, South Wootton**  
**Guide Price £895,000**

**BELTON DUFFEY**





# 142 GRIMSTON ROAD, SOUTH WOOTTON, NORFOLK, PE30 3PB

A 5 bedroom (5 bathroom) detached residence with versatile living accommodation and 3 studio/garden rooms occupying grounds of approx. 1/3 acre (S.T.S) with field views.

## DESCRIPTION

A 5 bedroom (5 bathroom) detached residence with versatile living accommodation and 3 studio/garden rooms occupying grounds of approx. 1/3 acre (S.T.S) with field views

The property has been substantially extended and remodelled by the current vendors now providing comfortable family accommodation. The accommodation briefly comprises entrance hall, open plan kitchen/dining room, 4 ground floor bedrooms (3 being en-suite), bathroom and a TV room.

On the first floor is a galleried landing, sitting room with enclosed balcony having fine views, playroom and the master bedroom with dressing area, en-suite bathroom and a screened balcony.

To the rear of the property is a connecting door to further ground floor versatile accommodation comprising 3 garden/studio rooms.

Outside, the property occupies a plot of approximately 1/3 acre (s.t.s.) with ample car parking, a cabin housing a hot tub and bar area.

There is a further garden with a caravan at the rear of the plot which has been clad by the vendor and provides temporary guest accommodation.

## SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

## ENTRANCE HALL

5.07m x 1.16m (16' 8" x 3' 10") Door to outside, radiator.





## **OPEN PLAN KITCHEN/DINING ROOM**

7.97m x 6.04m (26' 2" x 19' 10") 40mm oak worktop with 1.5 bowl ceramic sink unit with mixer tap, cupboards under, twin Samsung fan assisted ovens with soft closure pan drawers under, cupboards over and cupboards to the side, space and housing for American style fridge freezer, large 40mm oak breakfast bar with Samsung 4 ring ceramic hob with cupboards and soft closure pan drawers under, oak parquet flooring, 2 picture windows to front, giving views over fields, double doors and single door to hallway, cupboard housing the electric trip switches, 2 radiators.

## **BATHROOM**

3.02m x 1.80m (9' 11" x 5' 11") 'His & Hers' wash hand basins with soft closure cupboards under, roll-top bath with ball & claw feet, low level WC, tiled floor, heated towel rail.

## **REAR HALL**

12.3m x 1.03m (40' 4" x 3' 5") Walk-in storage cupboard with shelving.

## **INNER HALL**

2.83m x 2.73m (9' 3" x 8' 11") Open glazed staircase to galleried landing with under stairs cupboard.

## **BEDROOM 2**

4.8m x 4.03m (15' 9" x 13' 3") incorporating the en-suite. Oak parquet flooring, radiator.

## **NEWLY INSTALLED ENSUITE SHOWER ROOM**

2.42m x 1.66m max (7' 11" x 5' 5" max) Double size shower cubicle with low level WC, wash hand basin with cupboard under.

## **BEDROOM 3**

3.98m x 3.19m (13' 1" x 10' 6") Oak parquet flooring.

## **EN-SUITE SHOWER ROOM**

1.82m x 1.82m (6' 0" x 6' 0") Shower cubicle, wash hand basin with chrome mixer tap and cupboard under, low level WC, tiled floor, storage cupboard and oak parquet flooring.

## **BEDROOM 5**

5.02m x 2.67m (16' 6" x 8' 9") Oak effect laminate flooring, radiator.

## **UTILITY ROOM**

2.67m x 2.60m (8' 9" x 8' 6") Granite effect worktop with 4 ring ceramic hob with high gloss grey cupboards under, integrated fridge freezer, fan assisted oven and grill. Full length matching worktop with stainless steel sink unit and chrome mixer tap, grey matching cupboards under, matching wall cupboards, UPVC double glazed door to outside.





### **TV ROOM/GARDEN ROOM**

6.32m x 3.58m (20' 9" x 11' 9") Oak parquet flooring, radiator, hand built bookshelves with central TV stand, French doors giving views over the rear garden.

### **SECOND UTILITY ROOM (FORMER BEDROOM 4 WITH EN-SUITE)**

5.63m x 2.75m (18' 6" x 9' 0") Worktop having sink unit and gas hob, oven, cupboards and drawers, breakfast bar.

### **EN-SUITE SHOWER ROOM**

1.64m x 1.90m (5' 5" x 6' 3") Shower cubicle with mains shower, low level WC, wash hand basin with cupboard under, heated towel rail.

### **FIRST FLOOR GALLERIED LANDING**

2.72m x 4.98m (8' 11" x 16' 4") Oak parquet flooring, storage cupboard, double doors into the first floor sitting room.

### **FIRST FLOOR SITTING ROOM**

8.07m x 4.46m (26' 6" x 14' 8") Oak parquet flooring, cupboard housing the newly installed gas central heating boiler, 2 radiators, French doors leading to first floor covered balcony.

### **FIRST FLOOR COVERED BALCONY**

8.03m x 1.56m (26' 4" x 5' 1") Glazed and chrome balustrade, downlighters, views over fields towards King's Lynn.

### **PLAYROOM**

4.08m x 2.95m (13' 5" x 9' 8") Oak parquet flooring, built-in shelving, radiator, cupboard housing the expansion un-vented pressurised storage cylinder.

### **BEDROOM 1**

5.43m x 4.78m (17' 10" x 15' 8") Oak parquet flooring, panelled wall, radiator, french doors to screened balcony.

### **WALK-IN DRESSING ROOM**

2.68m x 1.29m (8' 10" x 4' 3") Automatic lighting.

### **EN-SUITE BATHROOM**

4.19m x 2.53m max (13' 9" x 8' 4" max) Roll-top bath with ball & claw feet, 'His & Hers' wash hand basins with drawers under, low level WC in concealed cistern, double size shower cubicle with mains 'rainfall' shower and shower attachment, towel rail.

### **BALCONY**

6.0m x 4.63m (19' 8" x 15' 2") Views over the rear garden.

### **GARDEN STUDIO ROOM 1**

3.54m x 2.70m (11' 7" x 8' 10") Door into former bedroom 3/utility room. Double glazed door to outside.





**GARDEN STUDIO ROOM 2**

4.20m x 3.55m (13' 9" x 11' 8") French doors to outside and radiator.

**GARDEN STUDIO ROOM 3**

3.78m x 3.64m (12' 5" x 11' 11") Radiator.

**OUTSIDE**

The property occupies an established plot of approximately 1/3 of an acre (s.t.s.), which is accessed via a shingled driveway with gated access to the side of the property. A pathway continues down leading to the lawned rear garden with flower and shrub borders, leading to a HOT TUB CABIN with power and light.

There is a further garden with a CARAVAN at the rear of the plot which has been clad by the vendor and provides temporary guest accommodation.

**DIRECTIONS**

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue to the traffic lights and proceed straight over into Grimston Road, continue along passing the ASDA Superstore and Sandy Lane. The property will be seen on the right hand side before the lay-by.

**OTHER INFORMATION**

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

Gas central heating.

EPC - TBC.

**TENURE**

This property is for sale Freehold.

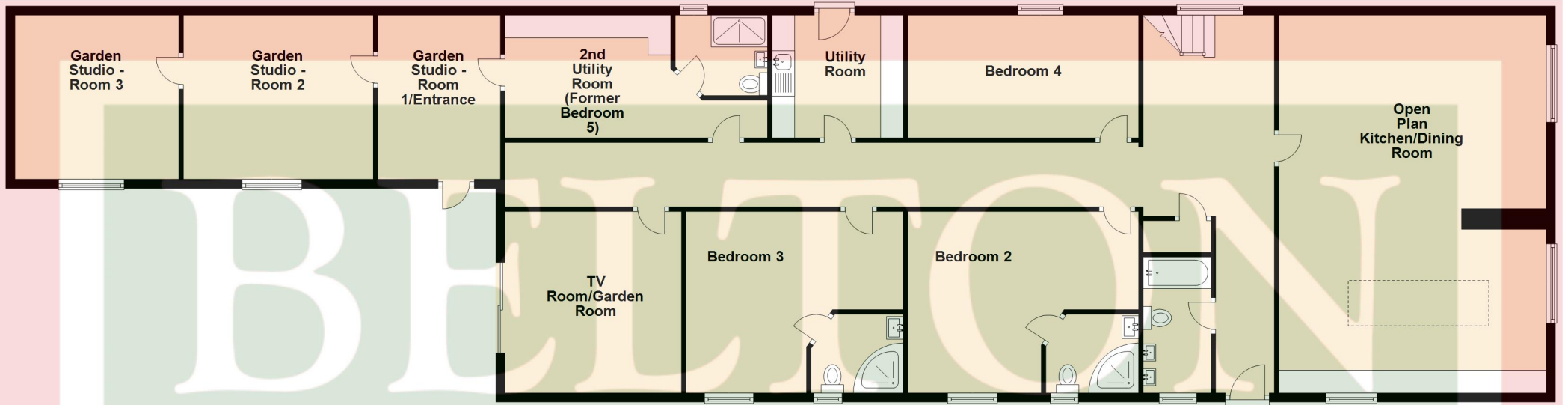
**VIEWING**

Strictly by appointment with the agent.

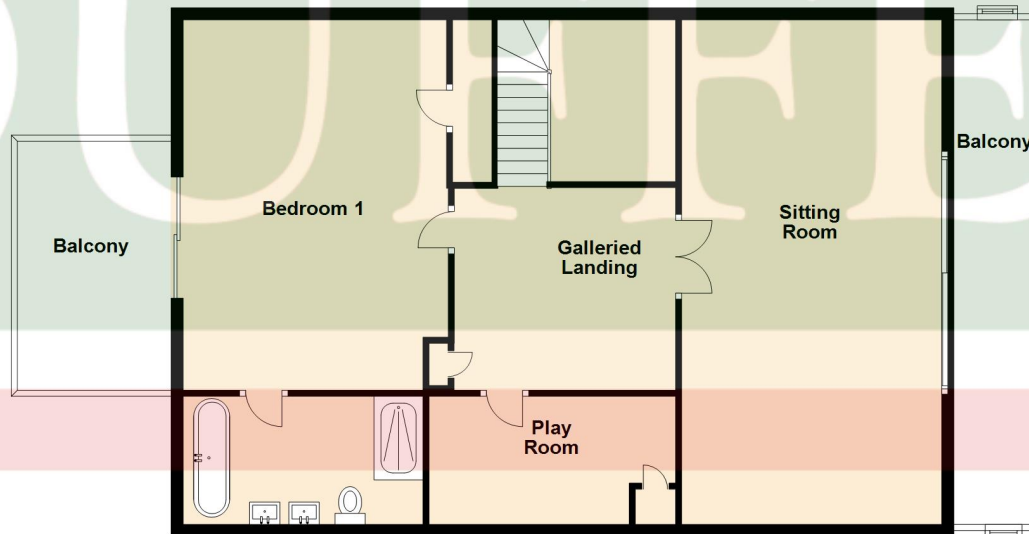




Ground Floor



First Floor





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