



NEWSON & BUCK
ESTATE AGENTS



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The Boltons, South Wootton, King's Lynn, Norfolk

£650,000

An extremely well presented family home situated in the hugely popular location of South Wootton. The spacious accommodation comprises entrance hall, w/c, lounge, open plan kitchen living area, utility room, study, and five bedrooms with the master benefitting from an en-suite. The property further benefits from a well maintained garden and the potential to accommodate a self contained annexe. The property is positioned on the outskirts of the Village with a full range of amenities found locally. More extensive facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hallway

6' 08" x 28' 08" (2.03m x 8.74m) Upvc front door opening in to entrance hallway, LVT flooring, one radiator

Lounge

17' 01" x 22' 08" (5.21m x 6.91m) Oak flooring, two double glazed windows, two radiators

Kitchen Diner

12' 10" x 28' 02" (3.91m x 8.59m) LVT flooring with pattern tiled centre feature, fitted kitchen units with quartz, central island, integrated fridge freezer, double glazed sliding patio doors, two double glazed windows, fitted Aga.

W/C

3' 07" x 7' 04" (1.09m x 2.24m) LVT flooring, low flush W/C, sink, one radiator, one double glazed window

Family Room

10' 07" x 11' 10" (3.23m x 3.61m) Oak flooring, one double glazed window, one radiator

Study

9' 08" x 8' 04" (2.95m x 2.54m) Oak flooring, one radiator, one double glazed window

Utility

LVT flooring, fitted units, integrated washing machine and oven, door exiting rear garden

Annexe Area - Kitchen / Dining Room

15' 04" x 18' 05" (4.67m x 5.61m) LVT flooring, fitted kitchen units with oven hob, fridge freezer, extractor, three double glazed windows, rear patio door leading to rear garden, one radiator

Master Bedroom

10' 01" x 20' 07" (3.07m x 6.27m) LVT flooring, two radiators, three double glazed windows, dressing area with fitted wardrobes

En Suite

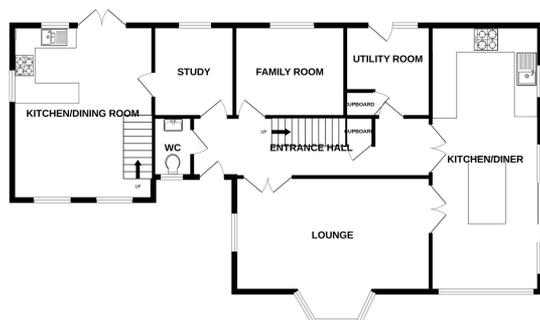
LVT flooring, shower cubical, low flush W/C, sink

Bedroom Two



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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