



NEWSON & BUCK  
ESTATE AGENTS

46 St Augustines Way  
South Wootton  
King's Lynn  
Norfolk  
PE30 3TE

£299,995

A very well positioned two bedroom (formally three bedroom) detached bungalow situated in the popular village of South Wootton. The accommodation comprises hall, w/c, kitchen, lounge diner, conservatory, two bedrooms and a wet room. The property benefits from gas central heating, double glazing and off road parking with garage. The property is ideally situated for local amenities including North Wootton Primary School.

- Two Bedrooms
- Detached Bungalow
- Lounge Diner
- Conservatory
- Wet Room
- Garage
- EPC Rating: Awaiting



### **Hall**

Double glazed door to side, radiator and tiled flooring.

### **Kitchen**

10' 3" x 12' 1" (3.12m x 3.68m) Double glazed door to side, fitted kitchen with double oven, hob with extractor above and tiled flooring.

### **W/C**

7' 1" x 3' 11" (2.16m x 1.19m) Double glazed window to side, low flush w/c, wash hand basin, radiator and tiled flooring.

### **Lounge Diner**

16' 4" x 11' 2" (4.98m x 3.40m) Double glazed window to front, double glazed sliding doors to conservatory, two radiators and fitted carpet.

### **Conservatory**

11' 7" x 14' 4" (3.53m x 4.37m) Double glazed doors to rear, double glazed windows to sides and rear, radiator and laminate flooring.

### **Bedroom One**

8' 5" x 16' 6" (2.57m x 5.03m) Double glazed windows to rear, fitted wardrobes, two radiators and fitted carpet.

### **Bedroom Two**

8' 7" x 12' 1" (2.62m x 3.68m) Double glazed window to side, cupboard, radiator and fitted carpet.

### **Wet Room**

7' 10" x 6' 3" (2.39m x 1.91m) Double glazed window to side, mixer shower, w/c and wash hand basin combination unit, radiator and wet room flooring.

### **Garage**

Up and over door to front, and double glazed door to rear.

### **Garden**

To the front of the property is a driveway creating parking for numerous vehicles. Gated side access leads to the rear garden which is mainly laid to paving and gravel, with flower and shrub borders.

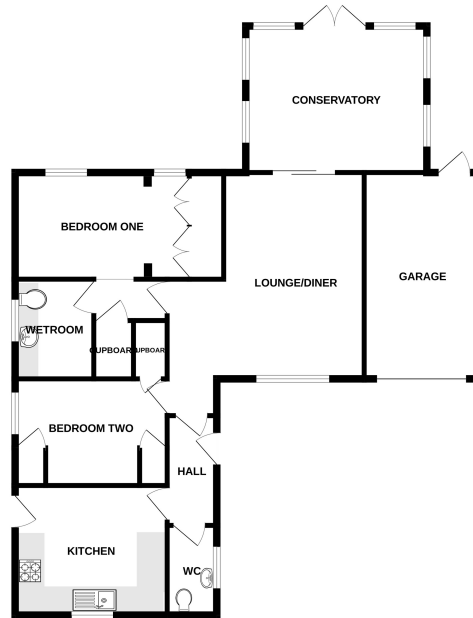
**EPC Rating: Awaiting**

**Council Tax Band: C**





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of plots, walls, rooms, corridors and any other details are approximate and the responsibility is placed on any owner, occupier or any agent. This plan is for illustrative purposes only and should not 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.  
Made with floorplan 2000



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