



18 Hugh Close, North Wootton
Guide Price £495,000

BELTON DUFFEY



18 HUGH CLOSE, NORTH WOOTTON, NORFOLK, PE30 3ST

An extended 4 bedroom (1 en-suite), 3 reception detached family house with double garage and generous gardens.

DESCRIPTION

18 Hugh Close comprises an extended 4 bedroom (1 en-suite), 3 reception detached family house situated in this popular location where properties rarely come onto the market.

This property was built circa 1991 and is installed with double glazing, gas fired central heating and 6 panelled internal doors. The accommodation briefly comprises spacious entrance hall, cloakroom, kitchen/breakfast room, garden room/snug, sitting room and dining room on the ground floor. On the first floor are 4 bedrooms, 1 en-suite and a family bathroom.

Outside the property has ample car parking, double garage and generous gardens.

The Agents recommend an early inspection to avoid disappointment.

SITUATION

North Wootton is one of the most favoured residential areas around King's Lynn, having its own primary school, local shops, doctor's surgery and regular bus service into the town centre. Easy access is afforded to the by-pass which, in turn, takes you to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.

STORM PORCH

UPVC double glazed door leading into

ENTRANCE HALL

3.97m x 1.83m (13' 0" x 6' 0") Radiator, staircase to first floor landing and wood effect flooring.

CLOAKROOM

1.81m x 1.18m (5' 11" x 3' 10") Low level WC, pedestal wash hand basin, tiled wall areas, heated chrome towel rail.

SITTING ROOM

5.93m x 3.44m (19' 5" x 11' 3") Twin aspect windows, double glazed door leading to rear garden, open fireplace with marble inset, marble hearth and decorative surround, 2 radiators, window overlooking rear garden and wooded area.

INNER HALL

1.27m x 1.54m (4' 2" x 5' 1") Coat cupboard with hanging rail and shelf over, wood effect flooring.

DINING ROOM

3.46m x 3.43m (11' 4" x 11' 3") Radiator, wood effect flooring.



KITCHEN/BREAKFAST ROOM

7.02m x 2.83m (23' 0" x 9' 3") L-shaped wood effect worktop with 5 ring gas hob with extractor over, double fan assisted oven, stainless steel sink unit with chrome mixer tap. Painted cupboards and drawers, space for dishwasher, space for fridge freezer, pull-out larder unit. Matching wall cupboards, breakfast bar, ceramic tiled floor, 2 radiators, window overlooking rear garden and wooded area.

UTILITY

1.92m x 1.48m (6' 4" x 4' 10") Worktop with space and plumbing for automatic washing machine and space for condenser dryer, 3 wall cupboards over, UPVC double glazed door to outside, ceramic tiled floor.

GARDEN ROOM/SNUG

3.22m x 2.83m (10' 7" x 9' 3") Ceramic tiled floor, French doors overlooking rear garden and wooded area.

FIRST FLOOR T-SHAPED LANDING

3.56m x 1.78m extending to 4.20m (11' 8" x 5' 10" extending to 13' 9") Window to rear, loft access, airing cupboard with insulated cylinder.

BEDROOM 1

4.04m x 3.22m to front of wardrobes (13' 3" x 10' 7" to front of wardrobes) 3 double wardrobes with hanging rails and shelf, twin aspect windows one overlooking rear garden and wooded area, radiator.

EN-SUITE SHOWER ROOM

2.33m x 1.60m (7' 8" x 5' 3") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, ceramic tiled floor, heated chrome towel rail.

BEDROOM 2

3.54m x 2.96m (11' 7" x 9' 9") Radiator, window overlooking rear garden and wooded area.

BEDROOM 3

3.50m x 2.35m excluding door recess (11' 6" x 7' 9" excluding door recess) Radiator.

BEDROOM 4

2.69m x 3.03m max (8' 10" x 9' 11" max) Radiator.

FAMILY BATHROOM

2.37m x 1.72m (7' 9" x 5' 8") Shower bath with shower attachment, low level WC, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled floor.

OUTSIDE

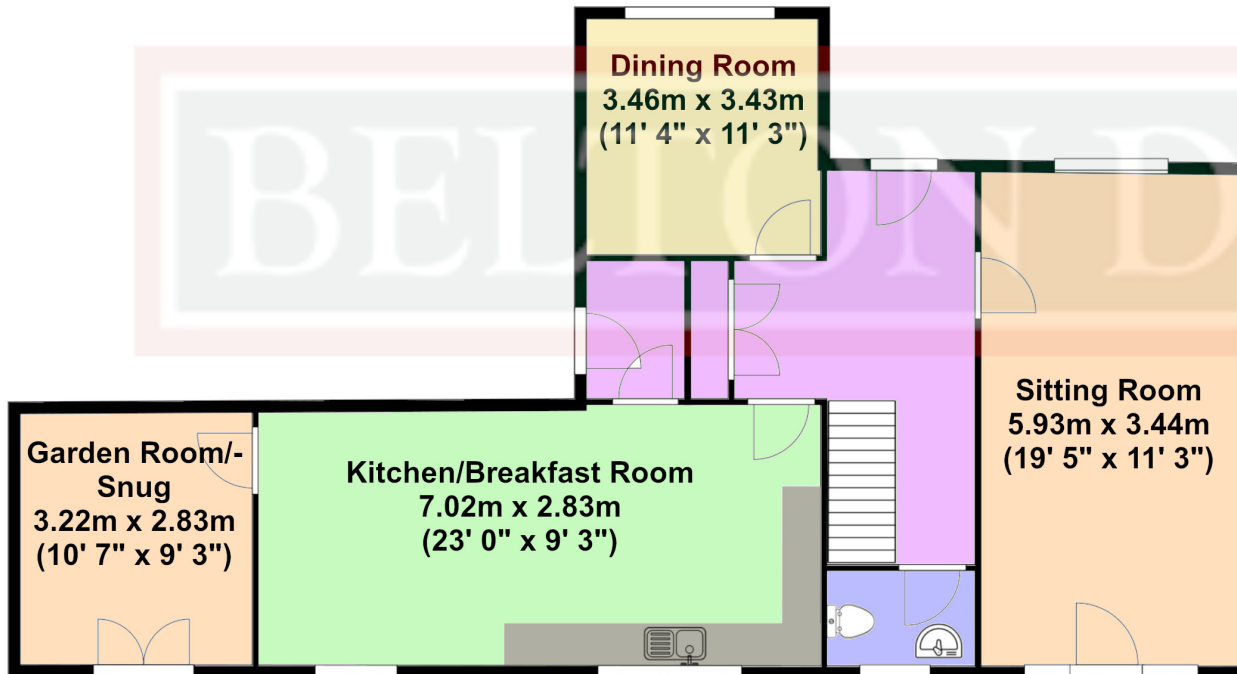
The property occupies an established plot with a concrete driveway providing car parking for 2 cars which leads to the double garage.

The front garden is laid to lawn with a pathway leading to the front entrance door with flower and shrub border. Walk way to the rear of the property.

The rear garden has a circular patio leading onto a further shaped patio with pergola. The remainder of the garden is laid to lawn with flowers, shrubs and trees and is enclosed by fenced boundaries and backs onto a wooded area.

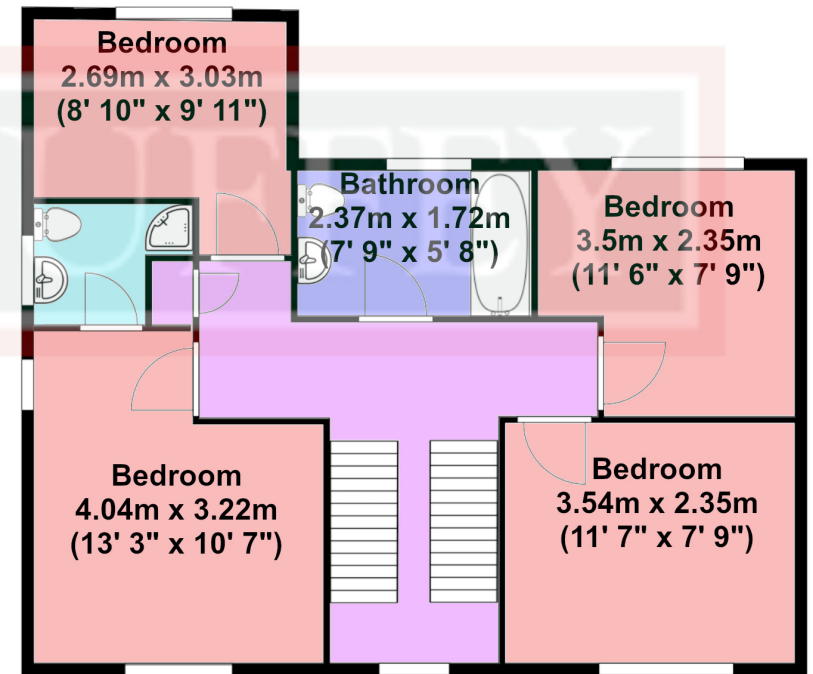
Ground Floor

Approx 78 sqm
(840 sqft)



First Floor

Approx 61 sqm
(656 sqft)



DOUBLE GARAGE

5.54m x 5.11m (18' 2" x 16' 9") Twin up and over doors, power, light, electric trip switches, Potterton Promax SL gas central heating boiler.

DIRECTIONS

From King's Lynn town centre, proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. Continue along, taking the second left hand turning into Nursery Lane continue along to the end of Nursery Lane which then becomes All Saints Drive. Proceed along here and Hugh Close will be seen as the last right hand turning off All Saints Drive. Proceed down here bearing left and then bearing right and the property will be found on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX Tel 01553 616200. Council Tax Band E.

Gas central heating.

EPC – C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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