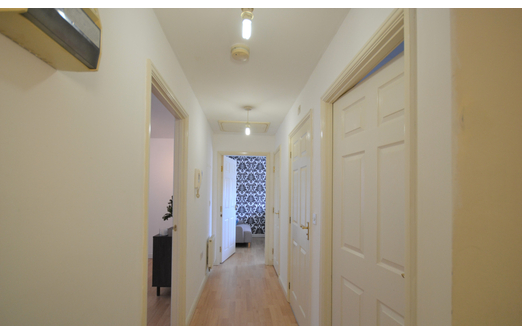




NEWSON & BUCK  
ESTATE AGENTS



NEWSON & BUCK



## 24 Tyrrell Crescent, South Wootton, Norfolk PE30 3QL    £134,995

Newson and Buck are delighted to present a two bedroom first floor apartment situated in the sought after village of South Wootton. The accommodation comprises hall, lounge diner, kitchen, 2 bedrooms and a bathroom. The property further benefits from double glazing, gas central heating and allocated parking. South Wootton is located on the outskirts of King's Lynn which benefits from a wealth of local amenities including schools and shopping facilities, with more extensive facilities found in King's Lynn town centre with a main line rail link into Cambridge and London King's Cross.

### Entrance Hall

Communal entrance door into lobby.

### Lobby

Door to apartment and stairs to the first floor.

### Inner hall

Laminate flooring, access to loft and storage cupboard.

### Lounge/Dining Room

14' 8" x 11' 4" (4.47m x 3.45m) Two double glazed windows to the front, laminate flooring, radiator and door to kitchen.

### Kitchen

11' x 6' 11" (3.35m x 2.11m) Double glazed window to front, fitted kitchen with matching wall and base units, stainless steel sink with mixer tap, integrated oven and hob with extractor above, space for fridge freezer and vinyl flooring.

### Bedroom 1

10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window to the rear, laminate flooring and radiator.

### Bedroom 2

8' 0" x 6' 0" (2.44m x 1.83m) Double glazed window to the rear, laminate flooring, radiator and fitted carpet.

### Bathroom

6' 8" x 5' 6" (2.03m x 1.68m) Double glazed window to rear, panelled bath with wall fixed shower over, low level w.c, pedestal wash hand basin and vinyl flooring.

### Parking

There is one allocated parking space to the rear property.

### EPC - B

### Council Tax - A

