



NEWSON & BUCK  
ESTATE AGENTS

23 Wesley Road  
North Wootton  
KING'S LYNN  
Norfolk  
PE30 3XA

£265,000

A three bedroom detached family home situated in the popular village of North Wootton. The accommodation comprises hall, lounge diner, kitchen, utility room, playroom, three bedrooms, bathroom with separate w/c. The property further benefits from off road parking for numerous vehicles, gas central heating and private rear garden. Local amenities can be found in the "Woottons" with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Three Bedrooms
- Detached
- Lounge Diner
- Gas Central Heating
- Utility Room
- Partially Converted Garage
- EPC Rating: D



## Hall

Double glazed door and window to front, radiator and stairs to first floor.

## Lounge Diner

24' 1" x 14' 0" Max (8'11" Min) (7.34m x 4.27m)  
Double glazed window to front, double glazed sliding doors to rear and two radiators.

## Kitchen

9' 0" x 7' 10" (2.74m x 2.39m) Double glazed window to rear, fitted kitchen with sink and space for oven with extractor above.

## Utility Room

6' 10" x 8' 9" (2.08m x 2.67m) Double glazed door and window to rear and gas central heating boiler.

## Play Room / Study

8' 10" x 8' 5" (2.69m x 2.57m) With access to loft.

## Landing

Double glazed window to side, radiator and access to loft.

## Bedroom One

14' 4" Max x 9' 11" (4.37m x 3.02m) Double glazed window to front and radiator.

## Bedroom Two

9' 6" x 8' 3" (2.90m x 2.51m) Double glazed window to rear and radiator.

## Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to front and radiator.

## Bathroom

5' 11" x 5' 10" (1.80m x 1.78m) Double glazed window to rear, panel bath, pedestal wash hand basin and radiator.

### **W/C**

5' 11" x 2' 6" (1.80m x 0.76m) Double glazed window to side and low flush w/c.

### **Garage / Store**

With up and over door to front.

### **Garden**

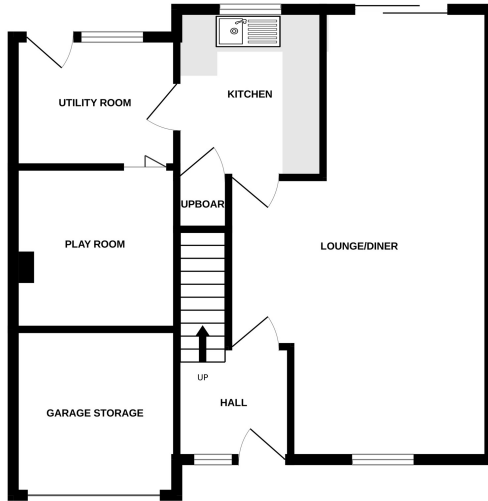
To the front of the property is a driveway for numerous vehicles with the remainder laid to lawn. To the rear of the property is an enclosed garden with mature stubs and plants with the garden mainly laid to lawn with a small patio area.

**EPC Rating: D**

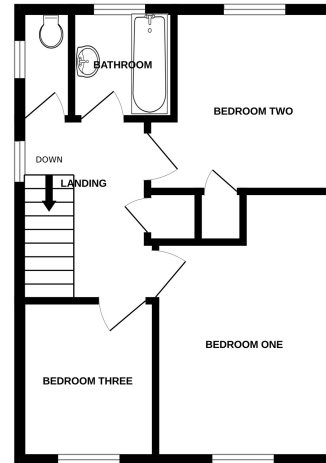
**Council Tax Band: C**



GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

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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