



NEWSON & BUCK  
ESTATE AGENTS



## 16 Ancar Road, South Wootton, King's Lynn, Norfolk PE30 3PS £234,995

Newson & Buck are delighted to present this immaculately maintained two-bedroom semi-detached residence, ideally positioned just off the ever-popular Grimston Road in South Wootton. This attractive home offers well-proportioned accommodation comprising an entrance hall, ground floor w/c, a spacious lounge, and a kitchen/dining area. The first floor hosts two generous bedrooms and a modern family shower room. Externally, the property benefits from a private rear garden, single garage, and ample off-road parking. This property is perfectly placed within easy reach of a wide range of local amenities, schools, and transport links. The historic market town of King's Lynn, with its mainline rail services to Cambridge and London, lies just 4 miles away.

### Entrance Hallway

Laminate flooring, one radiator

### Lounge

12' 01" x 14' 06" (3.68m x 4.42m) LVT flooring, one radiator, one double glazed window, cupboard, feature panel wall

### Kitchen Diner

15' 05" x 9' 06" (4.70m x 2.90m) Vinyl flooring, fitted kitchen units, tiled splashbacks, sink drainer, gas hob, oven, space for washing machine, space for fridge freezer and tumble dryer, one double glazed window, double glazed patio doors, and one radiator.

### W/C

Laminate flooring, pedestal sink, low flush W/C, one radiator and one double glazed window.

### Bedroom One

12' 01" x 10' 10" (3.68m x 3.30m) Fitted carpets, two double glazed windows, one radiator, space for wardrobes.

### Bedroom Two

8' 07" x 13' 0" (2.62m x 3.96m) One double glazed window, one radiator, fitted carpets.

### Bathroom

6' 06" x 6' 02" (1.98m x 1.88m) Vinyl flooring, low flush W/C, pedestal sink, one radiator, one double glazed window, walk in shower.

### Rear Garden

Enclosed low maintenance garden with patio area and access to garage

### Garage

Up and over front door with electrics and lighting.

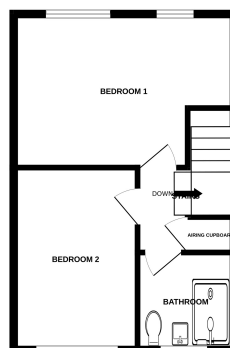
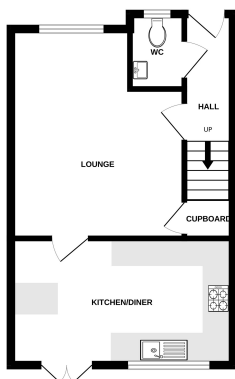
### Council Tax Band B

### EPC - C



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, distances and the like are given as approximate and no responsibility is accepted for any discrepancy in the measurements. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency.