



NEWSON & BUCK
ESTATE AGENTS



23 Avon Road, South Wootton, King's Lynn, Norfolk PE30 3LS £364,995

Welcome to 23 Avon Road, a well-presented four-bedroom detached family home, ideally positioned in the highly sought-after South Wootton area. Offering generous and versatile accommodation, this property includes a thoughtfully converted garage, now a spacious double bedroom with its own modern en-suite – perfect for guests, teenagers, or multi-generational living. The ground floor flows seamlessly to the outside, where a large, private rear garden awaits. Featuring both a patio seating area and a neatly lawned space, it provides the perfect setting for outdoor dining, play, or relaxation. The garden also benefits from a workshop and a delightful summer house, adding excellent flexibility for hobbies, storage, or a home office. Upstairs, the home continues to impress with three well-proportioned bedrooms and a bright, family-friendly bathroom. To the front, the property enjoys ample off-road parking, ensuring convenience for residents and visitors alike. The property further benefits from gas central heating and double glazing throughout. Situated in a desirable residential setting, this home combines space, comfort, and practicality, with local amenities, well-regarded schools, and transport links all close at hand – making it an excellent choice for families in South Wootton.

Entrance Hall
5' 10" x 11' 09" (1.78m x 3.58m) Entrance door, carpeted, radiator, under stairs storage, stairs to first floor, doors leading to

Lounge
15' 09" x 13' 02" (4.80m x 4.01m) Carpeted, feature brick fireplace, window to front and side aspect, radiator, double doors leading to

Dining Room
9' 2" x 8' 5" (2.79m x 2.57m) Carpeted, radiator, patio doors leading to rear patio

Kitchen
12' 06" x 8' 05" (3.81m x 2.57m) Vinyl flooring, range of base and wall cabinets, worktops, inset granite sink with mixer tap over, window to rear aspect, pantry cupboard, space for under counter fridge, space for under counter freezer, space for washing machine, space for cooker and extractor over, tiled splashback and surround, cupboard housing boiler, door leading to

Rear Lobby
3' 09" x 11' 08" (1.14m x 3.56m) Door to front and door to rear access, carpeted, door leading to

Bedroom Four
7' 11" x 17' 10" (2.41m x 5.44m) Window to front aspect, electric radiator, carpeted, study area , door leading to

En-Suite
6' 07" x 6' 02" (2.01m x 1.88m) Vinyl flooring, electric shower, towel radiator, hand basin, low level flush w/c, tiled wall

Landing
Carpeted, loft access, window to side aspect, airing cupboard, doors leading to

Bedroom One
13' 00" x 11' 01" (3.96m x 3.38m) Carpeted, window to front, built in wardrobe units to both sides, radiator

Bedroom Two
9' 02" x 11' 1" (2.79m x 3.38m) Carpeted, window to rear, radiator, built in wardrobe

Bedroom Three
10' 00" x 7' 8" max (3.05m x 2.34m) Carpeted, over stairs built in cupboard, radiator, window to front

W/C
3' 04" x 5' 11" (1.02m x 1.80m) vinyl flooring, low level flush w/c, window to rear aspect

Family Bathroom
5' 04" x 5' 11" (1.63m x 1.80m) Vinyl flooring, window to rear aspect, standard panelled bath with shower over, hand basin, tiled wall

Workshop
11' 08" x 8' 08" (3.56m x 2.64m) concrete floor, window to rear aspect, space for storage units, power and lighting

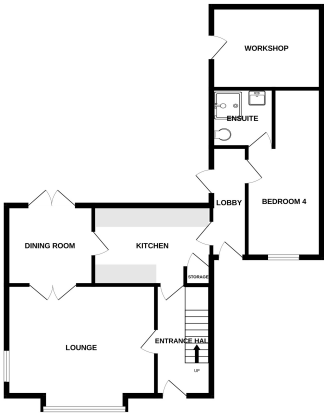
External
To the front of the property, a spacious shingle driveway provides ample off-road parking for multiple vehicles, ensuring convenience for family and visitors alike.

The rear of the property boasts a large, private garden, which is not overlooked and offers an excellent degree of seclusion. Thoughtfully designed, the garden is laid to a combination of patio, established planting, and a well-kept lawn, creating an inviting and versatile outdoor space. In addition, a summer house and a workshop provide further flexibility, ideal for hobbies, home



GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, closets and other parts should not be regarded as an irrevocable contract for any sale or purchase of the property. All plans are for information only and are not intended to be used for any legal or prospective purchase. The services, systems and all appliances shown have not been tested and no guarantee is given in this regard. All dimensions are approximate.