



**6 Castle Rising Road, South Wootton**  
**Guide Price £799,950**

**BELTON DUFFEY**



# 6 CASTLE RISING ROAD, SOUTH WOOTTON, NORFOLK, PE30 3HR

Impressive 5 bedroom, 3 bathroom, detached house situated on the desirable Castle Rising Road with parking, garage and established grounds of 0.3 acre (sts).

## DESCRIPTION

An impressive 5 bedroom, 2 en-suite, detached residence situated on the desirable Castle Rising Road with ample parking, garage and established grounds of 0.3 acre (s.t.s.).

The property provides spacious and well presented accommodation which benefits from gas central heating, double glazing and briefly comprises reception hall, cloakroom, sitting room, dining room, family room and spacious kitchen/breakfast room to the ground floor. On the first floor is a spacious galleried landing, 5 bedrooms, 2 en-suites and a family bathroom. Outside, the property has an extensive shingle driveway providing parking for at least 12 cars, an internal double garage and a superb rear garden. The total plot extends to approximately 0.3 acre, subject to survey.

The agents recommend an early inspection of this impressive family home.

## SITUATION

South Wootton is perhaps one of the most sought after residential areas in West Norfolk, being well known for it's schools (K.E.S catchment area), shops, recreational facilities and activities including the nearby golf course on Castle Rising Road and rugby fields at North Wootton, close to G.P. Surgery at North Wootton and with close access to King's Lynn with it's full range of shopping and banking facilities and main line train to London's King Cross. The North Norfolk Coast is a short distance drive and is an area of outstanding natural beauty. South Wootton is also close to the Royal Sandringham Estate where the public have access to walk over the wooded estate.

## RECEPTION HALL

6.36m x 2.98m both max (20' 10" x 9' 9" both max) UPVC double glazed door with matching side panels for front with arched window over, security alarm control panel, monitor for the electric entrance gates, understairs storage cupboard with electric trip switches, radiator, window to front, staircase to the galleried first floor landing and polished stone floor.

## CLOAKROOM

1.53m x 1.20m (5' 0" x 3' 11") Low level WC, pedestal wash hand basin, radiator, extractor and polished stone floor.

## SITTING ROOM

6.22m into window recess x 3.64m (20' 5" into window recess x 11' 11") Wall mounted electric fire, window to front, 2 radiators and UPVC double doors opening out onto the rear terrace.

## DINING ROOM

4.17m x 3.08m (13' 8" x 10' 1") Window to front and radiator.

## SPACIOUS KITCHEN/BREAKFAST ROOM

5.94m x 5.15m (19' 6" x 16' 11") Black granite worktops with 1.5 bowl sink unit and brushed chrome mixer tap, matching granite splashbacks, cupboards and drawers under, integrated dishwasher, Rangemaster with stainless steel and glass extractor above, space for American style fridge freezer with lockers over, window overlooking the rear garden, radiator, matching island with cupboards under, UPVC double glazed doors with matching side panels to rear terrace, tiled floor and door into the family room.

## FAMILY ROOM

5.13m x 4.17m (16' 10" x 13' 8") Radiator and UPVC double doors with matching side panels leading out onto the rear terrace.



## **SPACIOUS GALLERIED LANDING**

Seating area with window to front, 2 radiators and loft access.

## **MASTER BEDROOM**

5.68m x 5.40m (18' 8" x 17' 9") Window to front, 2 radiators, window overlooking the rear garden and opening into an inner lobby with fitted wardrobes.

## **GOOD SIZE EN-SUITE BATHROOM**

3.55m x 2.08m (11' 8" x 6' 10") Corner entry shower cubicle with mains shower, bath, low level WC, bidet, pedestal wash hand basin with glass shelf and cosmetic cupboard over, upright chrome heated towel rail/radiator, tiled wall areas, frosted window to rear, extractor, ceiling spotlights and tiled floor.

## **BEDROOM 2**

6.10m max into wardrobe area, narrowing to 4.16m x 3.24m (20' 0" max, narrowing to 13' 8" x 10' 8") Window overlooking rear garden, built-in wardrobes with hanging rails and shelves and radiator.

## **EN-SUITE SHOWER ROOM**

2.09m x 1.92m (6' 10" x 6' 4") 2.09m into window recess x 1.92m (6' 10" into window recess x 6' 4") Corner entry shower cubicle with electric shower, low level WC, pedestal wash hand basin with mixer tap, upright chrome heated towel rail/radiator, frosted window to rear, tiled wall areas, extractor and tiled floor.

## **BEDROOM 3**

4.38m x 3.07m (14' 4" x 10' 1") Window to front and radiator.

## **BEDROOM 4**

3.62m x 3.12m (11' 11" x 10' 3") Window to front and radiator.

## **BEDROOM 5**

3.23m x 3.09m (10' 7" x 10' 2") Window to front and radiator.

## **FAMILY BATHROOM**

3.78m into window recess x 2.19m (12' 5" into window recess x 7' 2") Double size shower cubicle with mains shower, bath in tiled surround, low level WC, 'His' and 'Hers' wash hand basins, frosted window to rear, tiled wall areas, large upright heated chrome towel rail/radiator, extractor and tiled floor.

## **INTEGRAL DOUBLE GARAGE**

5.66m x 5.56m (18' 7" x 18' 3") Electric up and over door, window to rear, personal door to side, worktop with stainless steel sink unit, double cupboard under, space for washing machine and wall mounted Ideal gas boiler.

## **OUTSIDE**

The property is accessed via remote wrought iron entrance gates and approached over an extensive shingle driveway, providing parking for at least 12 cars with a lawn area and mature shrubs and trees. The front garden is enclosed by fenced and hedged boundaries for privacy and seclusion.

The rear garden is a fine feature of the property being mainly laid to neat lawn with a paved terrace, central fountain, wooden summerhouse, flower and shrub borders, being enclosed by fenced boundaries. The whole plot totals approximately 0.3 acre, subject to survey.

Ground Floor



First Floor



## **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 third left hand turning at the traffic lights into Castle Rising Road. The property will be seen, a short way down, on the right hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band F.

EPC - C.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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