



NEWSON & BUCK  
ESTATE AGENTS

330 Wootton Road  
King's Lynn  
Norfolk  
PE30 3EB

£370,000

Welcome to 330 Wootton Road, a beautifully presented three-bedroom semi-detached home, blending original character with modern finishes to create a superb family residence, perfectly placed for comfortable day-to-day living. The accommodation is both spacious and versatile, with two generous reception rooms offering excellent space for entertaining or relaxing. The kitchen is well-appointed and supported by a separate utility room, while a convenient ground-floor cloakroom enhances practicality.

Ample storage is thoughtfully integrated throughout. Upstairs, three well-proportioned bedrooms are served by the family bathroom, each providing a light and inviting retreat. Externally, the property is approached via a brick-weave driveway providing ample off-road parking. To the rear, a wonderfully private and secluded garden has been designed for ease of maintenance, laid to a combination of patio and shingle. Multiple seating areas, including a delightful covered space, create perfect spots for relaxing or entertaining, with a useful storage shed completing the garden. The home enjoys a highly convenient position, close to well-regarded local schools, shops and everyday amenities.

- Sought after Location
- Three Bedroom
- Semi Detached House
- Original Features
- Modernised
- Off road parking & Garage
- Private and secluded garden
- Two Reception Rooms





## **Porch**

Oak frame porch with tiled roof

## **Entrance Hall**

8' 06" x 16' 02" (2.59m x 4.93m) Entrance Door, wooden flooring, radiator, under stairs cupboard, stairs to first floor, doors leading to

## **Lounge**

13' 00" x 15' 07" (3.96m x 4.75m) Wooden flooring, bay window to front aspect, feature fireplace with surround, two radiators

## **Dining Room**

11' 03" x 14' 03" (3.43m x 4.34m) Wooden flooring, two radiators, two windows to rear aspect, feature fireplace with surround, patio doors leading to rear garden

## **Kitchen**

8' 06" x 15' 09" (2.59m x 4.80m) Range of base and wall cabinets, worktops, inset sink with mixer tap over, induction hob with extractor over, eye level oven and combi grill, two windows to side aspects, two radiators, integrated dishwasher

## **Utility Room**

8' 06" x 11' 03" (2.59m x 3.43m) Tiled flooring, boiler, wall cabinets with worktop below, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, radiator, window leading to rear garden

## **Downstairs W/C**

3' 4" x 4' 8" (1.02m x 1.42m) Tiled flooring, low level flush w/c, hand basin, window to side aspect

## **Landing**

7' 08" x 7' 6" (2.34m x 2.29m) Carpeted, stairs from first floor, window to side aspect, loft access, doors leading to

## **Bedroom One**

19' 02" x 11' 02" (5.84m x 3.40m) Wooden flooring, bay window to front, bespoke built in wardrobes, built in storage cupboard, radiator

## **Bedroom Two**

14' 02" x 11' 02" (4.32m x 3.40m) LVT Flooring, radiator, built in wardrobes, built in storage cupboard. window to rear aspect

### **Bedroom Three**

7' 08" x 9' 11" (2.34m x 3.02m) Wooden flooring, window to front and side aspect, radiator

### **Family Bathroom**

7' 08" x 7' 02" (2.34m x 2.18m) Tiled flooring with tiled walls, window to rear aspect, radiator, panelled bath, shower cubicle, low level flush w/c, vanity unit with inset sink

### **Garage**

9' 00" x 17' 04" (2.74m x 5.28m) Up and over door, garage split into two sections, first providing storage, and the second half providing space for a home office with door and window to rear aspect, power and lighting

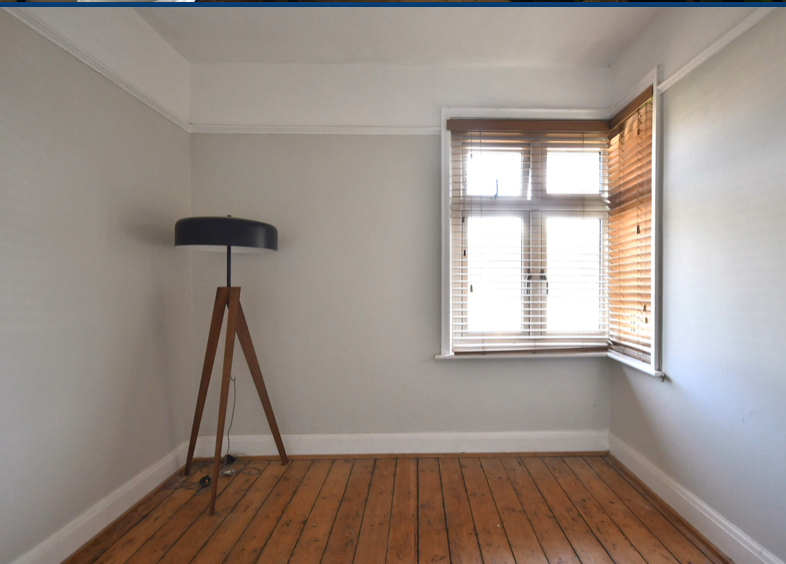
### **External**

The property is approached from the front via a smart brick-weave driveway, providing generous off-road parking and an attractive entrance to the home. To the rear lies a beautifully arranged and wonderfully private garden, designed with both relaxation and practicality in mind. The space is laid to a combination of patio and shingle, offering several secluded spots ideal for entertaining or enjoying the peace and quiet. At the heart of the garden sits a charming covered seating area, perfect for year-round enjoyment, while further seating areas create delightful corners to unwind in the sun. The garden is completed by a useful storage shed, all set within a tranquil, low-maintenance outdoor haven that feels tucked away and secluded.

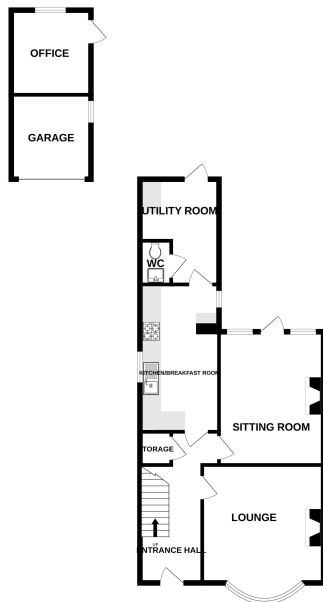
### **Council Tax - C**

### **EPC - D**

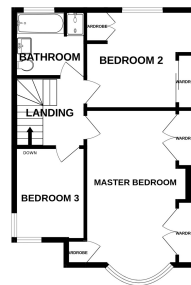




GROUND FLOOR  
856 sq ft (79.6 sq.m.) approx.



1ST FLOOR  
526 sq ft (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq ft (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The numbers, names and addresses shown here are taken from and no guarantee as to their accuracy or efficiency can be given.  
Agents will be liable for errors.



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