



8 Little Walsingham Close, South Wootton
Guide Price £450,000

BELTON DUFFEY



8 LITTLE WALSINGHAM CLOSE, SOUTH WOOTTON, NORFOLK, PE30 3TF

An extended 4 bedroom (1 en-suite), detached family house with double garage and gardens being situated in a sought after location.

DESCRIPTION

8 Little Walsingham Close comprises an extended 4 bedroom (1 en-suite), detached family house with double garage and gardens being situated in a sought after location.

The property was built in the late 1970's and has been sympathetically and tastefully extended by the current vendors, now providing comfortable family accommodation. The well presented accommodation is installed with double glazing, gas fired central heating, pine internal doors with wrought iron furniture and briefly comprises entrance hall, cloakroom, sitting room/dining room with open fire, garden room, fitted oak painted kitchen and utility on the ground floor. On the first floor are 4 bedrooms, 1 being en-suite, study/bedroom 5 and a family bathroom.

Outside the property has ample parking, double garage and gardens.

The Agents recommend an early inspection to avoid disappointment.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

PORCH

UPVC double glazed door with leaded stained glass window leading into

ENTRANCE HALL

4.70m x 1.88m into under stairs recess (15' 5" x 6' 2") Travertine tiled floor, radiator, telephone point, under stairs cupboard, straight flight staircase to first floor landing, thermostat.

CLOAKROOM

Low level WC, wash hand basin with mixer tap and natural stone splashback, radiator, frosted window to front aspect, travertine tiled floor.

SITTING ROOM/DINING ROOM

6.02m x 5.26m narrowing to 4.27m (19' 9" x 17' 3" narrowing to 14') Twin aspect windows, 2 radiators, open brick fireplace with wood inserts, timber mantel and slate hearth, TV point, bow window to front, travertine tiled floor.

KITCHEN

3.63m x 3.16m (11' 11" x 10' 4") 40mm Beech worktops to 3 sides with farmhouse style, distressed buttermilk coloured oak soft closure cupboards and drawers under. Electrolux integrated dishwasher, matching wall cupboards, butlers sink, space for range cooker with Rangemaster extractor over, radiator, double glazed door to outside.

UTILITY ROOM

5.06m x 2.65m (16' 7" x 8' 8") L-shaped worktop with sink unit and farmhouse style, distressed buttermilk coloured oak cupboards and drawers under, plumbing for automatic washing machine, space for condenser dryer, matching wall cupboards, window to front, ceramic tiled floor, radiator, cupboard housing the Worcester greenstar 30CDI boiler.



GARDEN ROOM

4.09m x 3.10m (13' 5" x 10' 2") 2 radiators, triple aspect windows, double doors to rear garden.

FIRST FLOOR LANDING

Loft access, airing cupboard with insulated cylinder and immersion, door into

STUDY/BEDROOM 5

3.66m x 2.74m (12' 0" x 9' 0") Radiator. An inner landing could be created to make bedroom 5 self contained.

BEDROOM 1

6.43m x 5.79m incorporating the en-suite shower room (21' 1" x 19') 3 radiators, 2 windows to rear, 2 Velux roof lights to the front, TV point, loft access, ceiling lights.

EN-SUITE

2.59m x 1.91m (8' 6" x 6' 3") Velux roof light, low level WC, pedestal wash hand basin, natural stone splashback with mirror over, heated chrome curved towel rail, Vivid shower cubicle with mains Acqualisa shower, second heated chrome towel rail.

BEDROOM 2

4.18m x 2.24m (13' 9" x 7' 4") Built-in wardrobe with hanging rail and shelf, recess with shelving, window to front, radiator.

BEDROOM 3

3.45m x 2.67m (11' 4" x 8' 9") Radiator, window to front aspect.

BEDROOM 4

3.58m x 2.44m (11' 9" x 8') Radiator, window to rear.

FAMILY BATHROOM

2.51m x 2.44m (8' 3" x 8') Jacuzzi bath with shower attachment, 7 jets and 2 head rests, wash hand basin with marble surround and Bristain mixer tap with mahogany effect double cupboard under, heated chrome towel rail, Acqualisa Aqua Stream shower in tiled shower cubicle, Ideal Standard shower cubicle, fully tiled walls, frosted window to rear, 2 heated chrome towel rails.

DOUBLE GARAGE

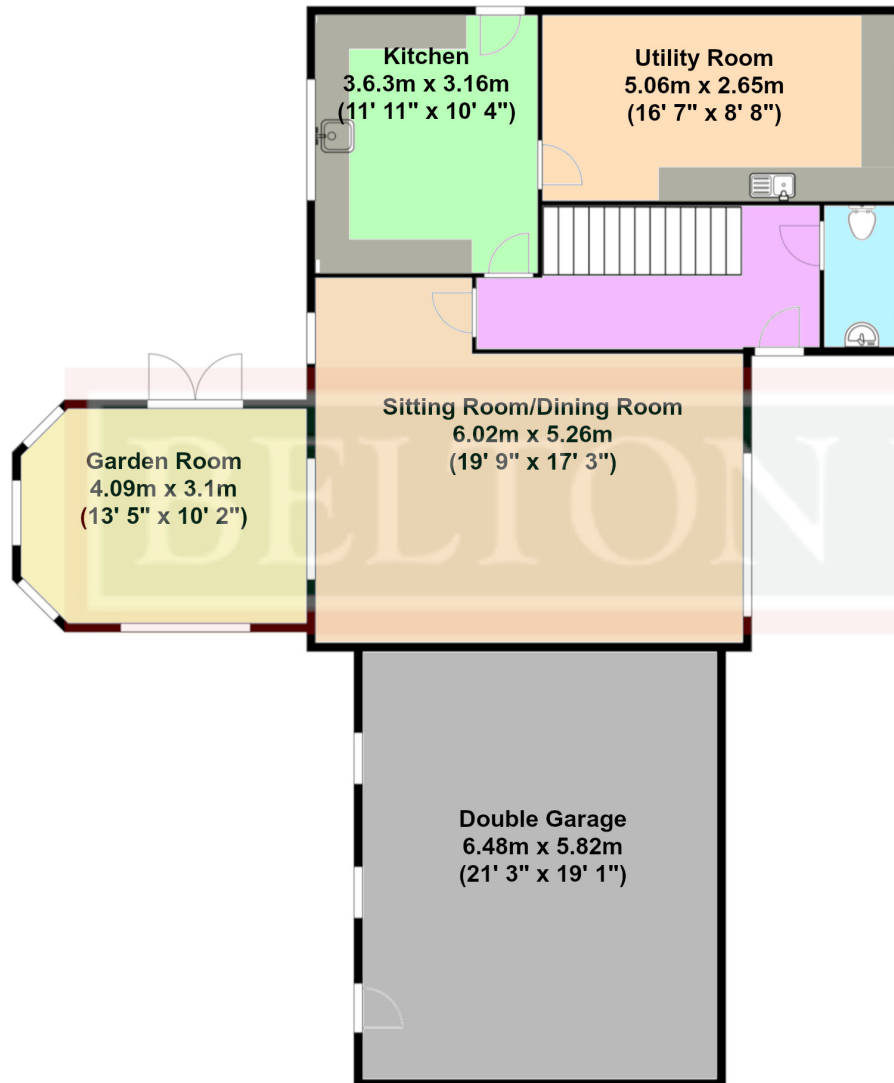
6.48m x 5.82m (21' 3" x 19' 1") Twin up and over doors, power, light, 2 double glazed windows to rear, stainless steel sink unit, worktop with plumbing for automatic washing machine under.

OUTSIDE

The property is approached via a brick weaved driveway giving ample car parking for approximately 5 cars being enclosed by fencing. The driveway leads to the attached brick and tiled larger than average double garage. The rear garden is enclosed by fenced boundaries and is accessed via 2 side gates leading to a brick weave patio giving access to the garden room. Further paved area leading to the garden shed, lawned areas with raised shrub beds been enclosed by railway sleepers, personal door leading to the double garage. Steps leading up to a raised decked area with inset solar panel lighting. The area is suitable for a barbeque being built of timber construction with peg tiled roof. Outside tap and lights.

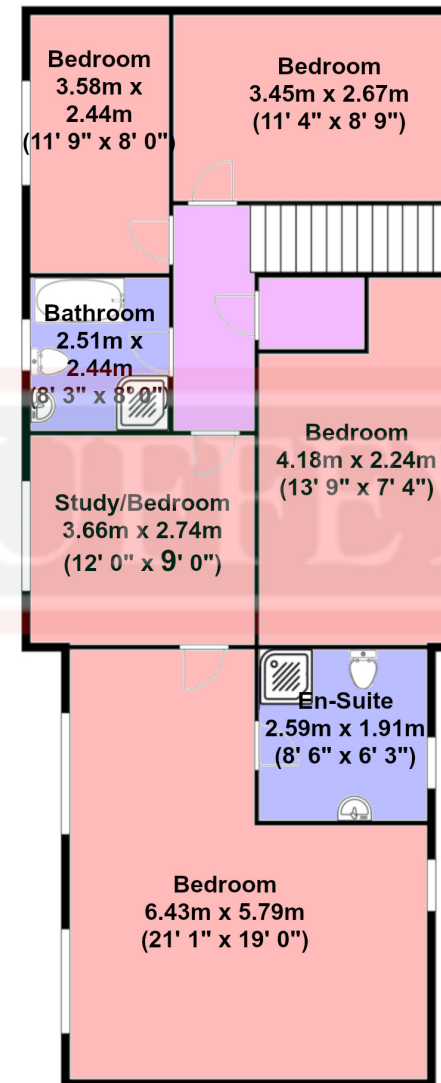
Ground Floor

Approx 73 sqm
(785 sqft)



First Floor

Approx 88 sqm
(947 sqft)



DIRECTIONS

From King's Lynn town centre proceed out of town on the Northern Bypass (Edward Benefer Way) into Low Road, South Wootton. At the traffic lights turn left into Castle Rising Road and proceed along here towards Castle Rising, turning left into Priory Lane. Proceed along taking the first left hand turning into St Augustines Way. Take the second left hand turning into Thetford Way and at the junction turn right and little Walsingham Close will be found to the right.

OTHER INFORMATION

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

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



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