









# welcome to

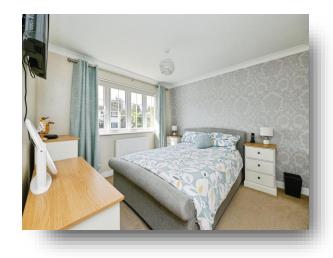
# Willow Road, South Wootton, King's Lynn

Based in the popular location of South Wootton which has good local amenities including shops and primary school is this stunning four bedroom detached family home. Viewing highly recommended.













#### **Double Glazed Entrance Door To**

#### **Entrance Porch**

Door to:-

### **Entrance Hall**

11' 10" x 9' 2" ( 3.61m x 2.79m )

Wood effect laminate floor, radiator, stairs to first floor

### Cloakroom

Low level WC, wash hand basin, heated towel rail, double glazed window

### Utility

8' 10" x 7' 10" ( 2.69m x 2.39m )

Base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space and plumbing for washing machine and dryer, wall mounted gas boiler

#### Kitchen

14' 4" x 8' 10" ( 4.37m x 2.69m )

Range of matching base and wall units, roll edge work top, inset sink with mixer tap over, space for range cooker, dishwasher and American-style fridge freezer, part tiled walls, double glazed window, vinyl floor, double glazed door to rear

### Lounge

20' 4" x 14' 9" ( 6.20m x 4.50m )

Double glazed window, radiator, wood effect laminate floor, double glazed sliding doors to:-

## Conservatory

12' 1" x 11' 2" ( 3.68m x 3.40m )

UPVC construction under glass roof, wood effect laminate floor, double doors to rear

### Study

12' 1" x 4' 9" ( 3.68m x 1.45m )

Wood effect laminate floor, radiator, double doors to rear patio area

### **Family Room**

13' 11" x 12' 1" ( 4.24m x 3.68m )

Vaulted timber ceiling, radiator, double glazed window

### **First Floor Landing**

Spacious landing with radiator, double glazed window, loft access, storage cupboard

### **Bedroom One**

11' 2" x 11' (3.40m x 3.35m) Double glazed window, radiator

#### **Bedroom Two**

11' 3" x 9' 4" ( 3.43m x 2.84m ) Double glazed window, radiator

### **Bedroom Three**

9' 7" x 9' 3" ( 2.92m x 2.82m ) Double glazed window, radiator

### **Bedroom Four**

11' 1" x 8' 7" ( 3.38m x 2.62m ) Double glazed window, radiator

### **Family Bathroom**

8' 6" max x 5' 11" ( 2.59m max x 1.80m ) Bath with shower mixer tap, shower cubicle, low level

WC, wash hand basin, heated towel rail, tiled floor and walls

#### **Outside**

To the front is a driveway with parking for 2/3 cars and leads to a detached garage with up and over door, power and light, further to the front is a good size lawned area with potential parking for a caravan or motor home. Side gate gives access to the well maintained rear garden which is laid mainly to lawn with a large paved patio. There is a new 10' x 13' summer house with full electrics and lighting and a garden shed. The property backs onto wood and due to the position of the house the garden offers a good deal of privacy.

### **Agents Note**

The current vendors have planning permission in place to build a two story extension from the family room.





### welcome to

Willow Road, South Wootton, King's Lynn

- Popular South Wootton Location
- Detached Family Home
- Four Double Bedrooms
- Conservatory
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own insoedion(s). Powered by www.focalen.com









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