



Rosecroft, South Wootton, King's Lynn, PE30 3WX

welcome to

Rosecroft, South Wootton, King's Lynn

Located in the popular area of South Wootton which has good local amenities nearby is this beautifully presented detached four bedroom family home. Viewing highly recommended to appreciate all this beautiful property has to offer.



Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor, radiator, under stair cupboard

Lounge

14' 7" x 13' 9" (4.45m x 4.19m)

Double glazed window radiator, double doors to:-

Kitchen/ Breakfast Room

23' x 7' 9" (7.01m x 2.36m)

Range of base and wall units, quartz work top over, inset sink with mixer tap over, built-in oven and microwave, hob with extractor over, space for washing machine, integrated fridge freezer, double glazed window, double glazed door to rear, double glazed patio doors

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window, radiator

First Floor Landing

Airing cupboard

Bedroom One

12' 1" max x 14' 3" inc dressing area (3.68m max x 4.34m inc dressing area)

Fitted triple wardrobes, radiator, double glazed windows, door to:-

En Suite

Shower cubicle, low level WC, wash hand basin with cupboards below, upright radiator, double glazed window, inset spotlights

Bedroom Two

11' 10" min x 8' 5" max (3.61m min x 2.57m max)

Double glazed window, radiator

Bedroom Three

9' 8" x 7' 3" (2.95m x 2.21m)

Double glazed window radiator

Bedroom Four

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed window, radiator

Family Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Bath with shower mixer tap, low level WC, wash hand basin with cupboards below, upright radiator, double glazed window, inset spotlights

Outside

To the front is a brick weave drive leading to car port and single garage with up and over door, power and light with courtesy door to garden. Side gate gives access to the well maintained rear garden which has a paved patio leading onto a lawned garden with an abundance of flowers and shrubs together with having a timber shed. The garden is enclosed by timber fencing.



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welcome to

Rosecroft, South Wootton King's Lynn

- Popular Area of South Wootton
- Detached House
- Four Bedrooms
- En Suite to Master
- Two Reception Rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: D



£375,000

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 inspection(s). Powered by www.focalagent.com



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Property Ref:
KLN119106 - 0003

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