



**Oakview Manor Road, North Wootton, King's Lynn, PE30 3PZ**

**welcome to**

## **Oakview Manor Road, North Wootton, King's Lynn**

Located in the popular area of North Wootton on Manor Road with good local amenities close by as well as having a primary school and easy access into the town centre of Kings Lynn is this spacious four bedroom detached chalet bungalow. Viewing highly recommended.



## **Entrance Porch**

10' 8" x 6' 7" ( 3.25m x 2.01m )

Tiled floor, double glazed door to:-

## **Entrance Hall**

17' 7" x 8' 6" min ( 5.36m x 2.59m min )

Two radiators

## **Lounge**

22' 9" x 18' 6" ( 6.93m x 5.64m )

Large bay window to front with further double glazed window, coal effect fire in brick fireplace with tiled inset and hearth, two radiators, further window to rear

## **Kitchen/ Breakfast Room**

28' 5" x 12' 9" into window recess ( 8.66m x 3.89m into window recess )

Range of base and wall units, roll edge work top, inset composite sink with mixer tap over, Belling range cooker comprising 7 ring gas hob, two ovens with grill above and pan drawer, two radiators, space for washing machine, tumble dryer, dishwasher and fridge freezer, breakfast bar, stairs to first floor and doors to:-

## **Conservatory**

17' 2" x 16' 2" ( 5.23m x 4.93m )

UPVC construction with top opening windows and polycarbonate roof, double doors either side leading to garden, tiled floor and double glazed door with leaded side panels to:-

## **Indoor Swimming Pool**

30' 11" x 14' 10" ( 9.42m x 4.52m )

Swimming pool which is not currently in use with paved surround and tiled walls

## **Master Bedroom**

15' 3" x 12' 11" ( 4.65m x 3.94m )

Large bay window to front, range of fitted wardrobes, lockers over bed head area and matching bedside tables, radiator and glazed shower cubicle with electric shower

## **Bedroom Two**

12' 1" x 9' 11" ( 3.68m x 3.02m )

Window overlooking the rear garden, radiator

## **Family Bathroom**

13' 3" x 9' 5" ( 4.04m x 2.87m )

Large sunken jacuzzi bath, low level WC, wash hand basin in vanity unit with cupboards under, mirror and matching wall cupboards, shower cubicle with mains shower, extractor, frosted window to rear, ceiling spotlights, two heated chrome towel rails, tiled floor

## **First Floor**

### **Bedroom Three**

20' 8" x 16' ( 6.30m x 4.88m )

Window overlooking rear garden, door to:-

### **Bathroom**

8' 7" x 6' 3" ( 2.62m x 1.91m )

Panelled bath, tiled wall areas, built-in wardrobe with hanging rail and shelf, door to:-

### **Bedroom Four**

11' 1" x 9' 6" ( 3.38m x 2.90m )

Window to rear, wash hand basin in vanity unit with cupboard below

### **Separate Wc**

Low level WC,

## **Outside**

The property is approached through wrought iron gates leading onto an extensive driveway which gives off road parking for several cars and leads to a GARAGE 26ft 5 X 17ft with Baxi gas boiler, personal doors to side. The rear garden is laid to lawn with various raised flower beds and borders, two large fishponds with Pergola and decked area, outside tap and power sockets and pathway to pool room with side access gates to the front of the property.



***view this property online*** [williamhbrown.co.uk/Property/KLN119491](http://williamhbrown.co.uk/Property/KLN119491)



welcome to  
**Oakview Manor Road,  
North Wootton, King's Lynn**

- Popular North Wootton Location
- Detached Chalet Bungalow
- Four Bedrooms
- Kitchen/Breakfast Room
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

**£625,000**



**view this property online** [williamhbrown.co.uk/Property/KLN119491](http://williamhbrown.co.uk/Property/KLN119491)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
KLN119491 - 0003

william h brown



Please note the marker reflects the postcode not the actual property

william h brown



**01553 771337**



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)