



Wootton Road, Gaywood, King's Lynn, PE30 4BS

welcome to

Wootton Road, Gaywood, King's Lynn

Located on the popular Wootton Road and being conveniently located for local amenities is this C2 registered (Previously used as residential care home) seven bedroom semi detached house which will need changing to a C3 (Standard Residential Home) if required for a private home. No Onward Chain.



Entrance Door To:

Entrance Hall

Stairs to first floor, radiator

Kitchen

12' 11" x 14' 5" into bay (3.94m x 4.39m into bay)
Double glazed window, wood effect laminate floor,
base and wall units, roll edge work top, inset sink
with mixer tap over, built-in double oven, 5 ring gas
hob, extractor over, space for fridge and freezer

Reception One

10' 7" x 12' 11" (3.23m x 3.94m)
Double glazed window radiator, double glazed door
to rear

Reception Two

15' 1" x 8' 11" (4.60m x 2.72m)
Sash window, radiator, wood effect laminate floor,
ornate fireplace, storage cupboard

Bedroom

10' 1" x 8' 4" (3.07m x 2.54m)
Wash hand basin, double glazed window, radiator

Wet Room

Mains shower, low level WC, wash hand basin,

Kitchenette

Base and wall units, stainless steel sink with mixer tap
over, double glazed window, radiator, double glazed
door to rear

Steps Up To Annexe Area

Wet Room

mains shower, low level WC, wash hand basin,
double glazed window

Bedroom

16' 8" x 7' 11" (5.08m x 2.41m)
Wash hand basin, radiator, double glazed window,
double glazed door to rear

Bedroom

11' 9" x 10' 2" (3.58m x 3.10m)
Wash hand basin, double glazed window, radiator

Bedroom

11' 7" x 8' 10" (3.53m x 2.69m)
Double glazed window, radiator

First Floor Landing

Bedroom

15' 6" max x 8' 11" max (4.72m max x 2.72m max)
Double glazed window, radiator

Bathroom

Low level WC, wash hand basin, double glazed
window

Bedroom

13' x 10' 8" (3.96m x 3.25m)
Double glazed window, radiator

Bedroom

13' 1" max x 8' 8" max (3.99m max x 2.64m max)
Double glazed window, radiator

En Suite Shower Room

Shower cubicle, wash hand basin

Bathroom

8' 10" x 5' 4" (2.69m x 1.63m)
Bath, low level WC, wash hand basin

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The guide price may be subject to variation and
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eventual sale price may be above or below the guide
level dependent upon competition, and should
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the final expected sale price or the price the property
is available at.

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given consideration to the seller's instructions in
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which the reserve price is intended to be set. The
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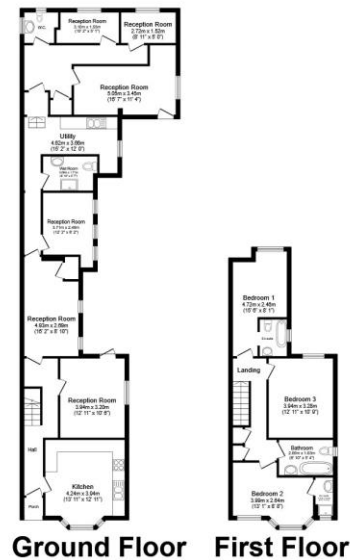
Wootton Road, Gaywood, King's Lynn

- Semi Detached House
- Seven Bedrooms
- Two Reception Rooms
- Four Bathrooms
- Kitchen/Breakfast Room

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

guide price

£225,000



Total floor area 172.5 m² (1,857 sq.ft.) approx

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Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119525 - 0004

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