



**Ryelands Road, North Wootton, King's Lynn, PE30 3RN**



**welcome to**

**Ryelands Road, North Wootton, King's Lynn**

William H Brown are delighted to offer to market this detached four bedroom home, located in the sought after area of North Wootton. Viewing Highly Recommended!



### Entrance Hall

Radiator, Understairs Storage

### Kitchen

15' 3" x 8' 2" ( 4.65m x 2.49m )

Wall and Base Units, Gas Hob with Extractor, Oven, Sink and Mixer Tap, Integrated Dishwasher, Space for Freestanding Fridge/Freezer, Double Glazed Window to Rear, Door to Rear Garden

### Dining Room

12' 1" x 9' 4" ( 3.68m x 2.84m )

Radiator, Sliding Door to Conservatory, Double Doors to Lounge

### Lounge

16' 8" x 11' 8" ( 5.08m x 3.56m )

Radiator, Double Glazed Window to Front

### Conservatory

8' 11" x 8' ( 2.72m x 2.44m )

Sliding Doors to Dining Room, Double Glazed Windows and Door to Rear Garden

### Cloakroom

WC, Hand Wash Basin, Radiator

### Landing

Airing Cupboard, Loft Access

### Bedroom One

14' 1" x 8' 7" ( 4.29m x 2.62m )

Double Glazed Window to Front, Radiator, Built in Wardrobe

### Bedroom Two

12' 11" x 8' 7" ( 3.94m x 2.62m )

Double Glazed Window to Rear, Radiator

### Bedroom Three

10' 5" x 9' 1" max ( 3.17m x 2.77m max )

Double Glazed Window to Front, Radiator, Built in Wardrobe

### Bedroom Four

9' 1" x 7' 5" ( 2.77m x 2.26m )

Double Glazed Window to Rear, Radiator

### Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator, Double Glazed Window to Side

### Outside

Driveway to Garage, Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn



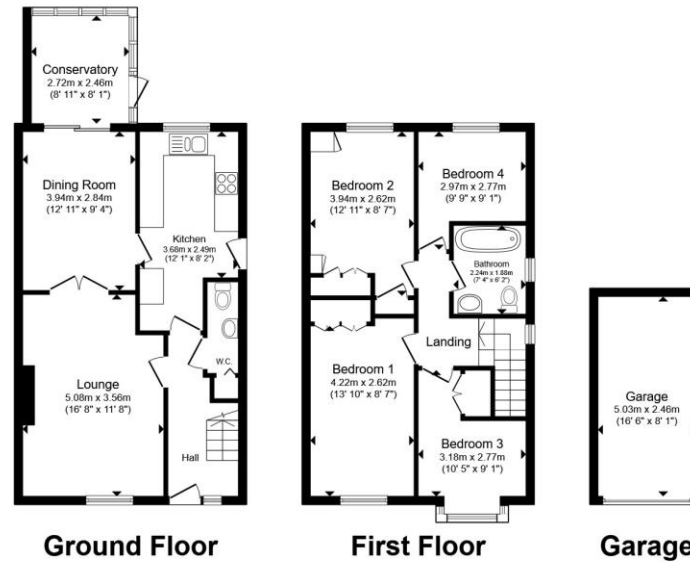
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# welcome to Ryelands Road, North Wootton, King's Lynn

- Detached Home
- Four Bedrooms
- Lounge and Dining Room
- Garage and Driveway
- Sought After Area of North Wootton

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



## £310,000

Total floor area 120.0 m<sup>2</sup> (1,291 sq.ft.) approx  
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.propertybox.io



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119469 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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