



Peckover Way, South Wootton, King's Lynn, PE30 3UE

welcome to

Peckover Way, South Wootton, King's Lynn

Located in the sought after area of South Wootton and being conveniently close to local amenities is this beautifully presented four bedroom detached family home. Viewing highly recommended to appreciate all this wonderful property has to offer.



Double Glazed Entrance Door To

Spacious Entrance Hall

14' 5" x 12' (4.39m x 3.66m)

Wood effect laminate floor, stairs to first floor, radiator

Lounge

21' 10" x 13' 9" (6.65m x 4.19m)

Three double glazed windows, fireplace with inset wood burner, two radiators, wood effect laminate floor

Cloakroom

Low level WC, wash hand basin in vanity unit, ceramic tiled floor, radiator, double glazed window

Kitchen/ Breakfast

11' 10" x 10' 9" (3.61m x 3.28m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for range cooker, built-in dishwasher and microwave, double glazed window, breakfast bar, ceramic tiled floor, door to:-

Utility

11' 9" x 5' 10" (3.58m x 1.78m)

Gas fired boiler, base units with inset stainless steel sink with mixer tap over, space and plumbing for washing machine, space for fridge freezer, ceramic tiled floor, radiator, double glazed window, double glazed door to rear, loft hatch

Study

14' 6" x 9' 5" (4.42m x 2.87m)

Wood effect laminate floor, radiator, double glazed window

Dining Room

11' 10" x 10' 7" (3.61m x 3.23m)

Wood effect laminate floor, radiator, double glazed doors to:-

Conservatory

UPVC construction under polycarbonate roof, ceiling fan/light, double doors to rear

First Floor Landing

Spacious landing, radiator, double glazed window, storage cupboard, large loft hatch with ladder

Master Bedroom

19' 2" min x 12' 1" into wardrobes (5.84m min x 3.68m into wardrobes)

Double glazed window, radiator, door to:-

En Suite

Standalone ball and claw bath with central mixer tap, wash hand basin, low level WC, shower cubicle, heated towel rail, double glazed window, tiled walls

Bedroom Two

13' 10" x 9' 8" (4.22m x 2.95m)

Two double glazed windows, radiator

Bedroom Three

9' 8" min x 10' 10" (2.95m min x 3.30m)

Double glazed window, radiator

Bedroom Four

12' x 10' 9" (3.66m x 3.28m)

Double glazed window, radiator

Family Bathroom

7' 11" x 5' 5" (2.41m x 1.65m)

Shower cubicle, low level WC, wash hand basin, part tiled walls, ceramic tiled floor, double glazed window, radiator

Outside

To the front of the property is a large brickweave drive giving off road parking for several cars and leads to a single garage with up and over door, power and light. The rear garden is laid mainly to gravel and leads onto a large woodland garden approximately 50 meters (subject to measured survey).



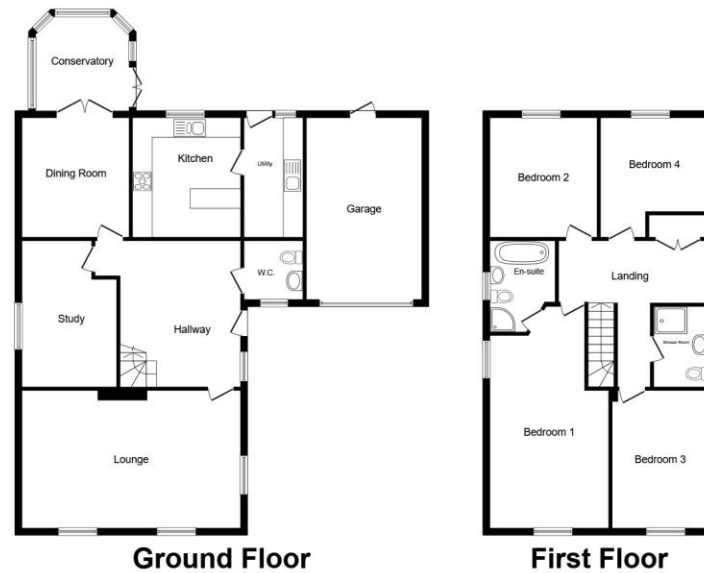
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welcome to Peckover Way, South Wootton, King's Lynn

- Detached House
- Four Bedrooms
- En Suite to Master
- Kitchen/Breakfast
- Two Reception Rooms

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



£475,000

Total floor area 206.9 m² (2,227 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



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Property Ref:
KLN119499 - 0004

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