

**LANDLES**



**31 Pine Road | South Wootton | King's Lynn**



**The 4 bedroom link-detached family residence located on a most south after cul-de-sac in South Wootton, off Castle Rising Road. *Well proportioned plot considered to have potential for further extension (STP). Offered to the market with No Onward Chain.***

**Purchase Price £375,000**

Folio: P/275ss





- Entrance Hall
- 21' Dual Aspect Living Room
- Dining Room
- Kitchen
- Ground Floor Shower Room
- Stairs To First Floor Landing



- 4 Bedrooms
- Family Bathroom
- Wide Plot - Potential for Further Extension (STP)
- Highly Sought After Location
- No Onward Chain

**Pine Road** is a mature, sought after residential location located in South Wootton just off Castle Rising Road and Oak Avenue. This is an ideal position for families with convenient access to local amenities including shops, primary schools, doctors surgery, beauty salon and vets, all available in the Woottons. It is also well placed for accessing the delightful surrounding Norfolk countryside with the neighbouring conservation village of Castle Rising and Royal Sandringham both being within a 10 minute drive. King's Lynn town centre and the Hardwick Retail Park further provide a range of shopping opportunities with a mix of national and independent retailers.

**31 Pine Road** is positioned towards the end of the cul-de-sac and offers well configured internal accommodation. Due to the generous nature of the plot, there is considered to be potential for future extension of the current dwelling, if required, subject to usual LPA. The accommodation comprises;

#### Entrance Hall

With UPVC & double glazed entrance door, cupboard, radiator and stairs to First Floor Landing.

#### Living Room

21' 2" x 17' 4" (6.45m x 5.28m) (max)

Dual aspect with sliding door to the garden, decorative marble fireplace with electric feature fire, understairs cupboard, 2x radiators, and television aerial point.

#### Dining Room

16' 10" x 12' (5.13m x 3.66m) (max)

With sliding door to the garden and radiator.

#### Kitchen

11' 5" x 10' 3" (3.48m x 3.12m)

With fitted wall & base units, fitted worktop, 1 ½ bowl stainless steel sink with drainer & monobloc tap, integrated eye level double electric oven, electric hob with extractor above, plumbing & space for a washing machine, integrated dishwasher, radiator, inset ceiling spotlights, under counter lights, tiled surrounds and UPVC door to garden.

#### Shower Room

6' 5" x 4' 4" (1.96m x 1.32m)

Wet room style with low level WC, vanity hand basin with mixer tap & cupboard under, thermostatic shower, tiled walls, tiled floor with drain, towel radiator and extractor.

#### Stairs to First Floor Landing

With cupboard and loft hatch.

#### Bedroom 1

14' 2" x 10' 1" (4.32m x 3.07m)

With cupboard and radiator.

#### Bedroom 2

10' 11" x 10' 10" (3.33m x 3.3m)

With radiator.

#### Bedroom 3

12' 1" x 8' 10" (3.68m x 2.69m)

With cupboard and radiator.

#### Bedroom 4

10' 6" x 9' 5" (3.2m x 2.87m)

With radiator. Cupboard housing Worcester gas boiler with programmer and hot water cylinder with immersion.

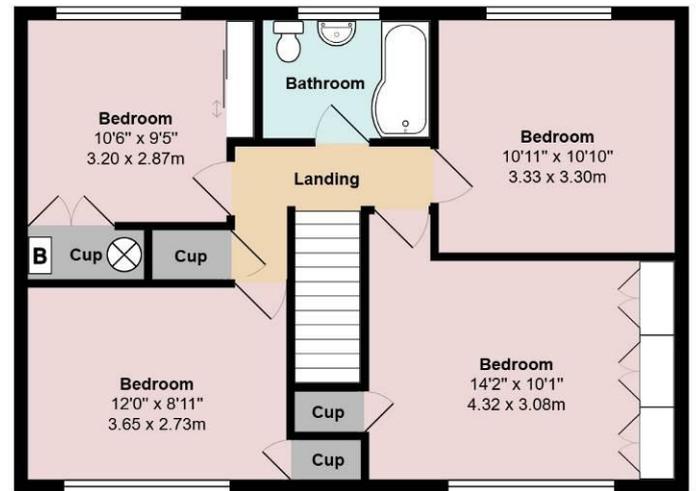
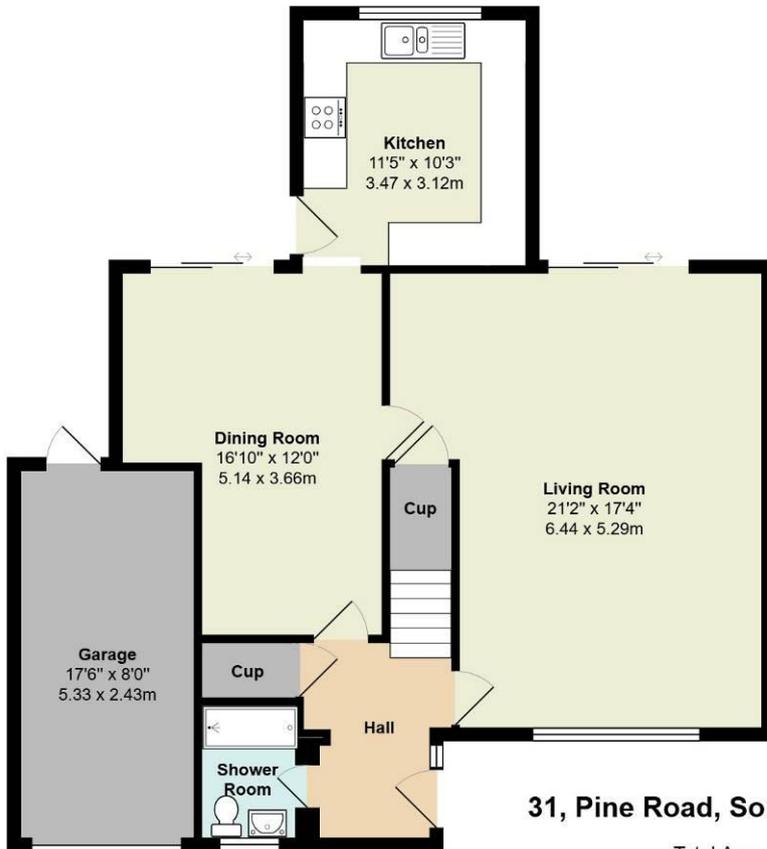
#### Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

With low level WC, pedestal hand basin, panelled bath with thermostatic shower above & glazed screen, tiled walls and radiator.

#### Outside

The property benefits from a well-proportioned plot with ample room to the front, rear and side. To the front, there is a brickweave and gravel driveway offering ample off road parking and access to the attached **Garage 17' 6" x 8' (5.33m x 2.44m)** with up & over and personnel door. The remainder of the front is laid to lawn with some established shrubs. The rear garden is delightfully private with only bungalows directly behind. The garden is low maintenance being laid primarily to lawn with brick weave patio areas off the living & dining rooms.



### 31, Pine Road, South Wootton, King's Lynn, Norfolk PE30 3JP

Total Area Approx: 1400 ft<sup>2</sup> ... 130.1 m<sup>2</sup> (excluding garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,827.15, 2025/2026.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.



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# LANDLES

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