



**Burghley Road, South Wootton, King's Lynn, PE30 3TU**



**welcome to**

**Burghley Road, South Wootton, King's Lynn**

Located in the popular area of South Wootton which has good local amenities within easy reach is this beautifully presented two bedroom semi detached house. Viewing highly recommended to appreciate all this superb property has to offer.



## Entrance Door To:-

### Entrance Hall

Oak flooring, storage cupboard, radiator, loft access

### Kitchen

10' 4" x 8' 10" ( 3.15m x 2.69m )

Range of matching base and wall units, roll edge worktop, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for slim-line dishwasher, washing machine and fridge freezer, double glazed window, ceramic tiled floor

### Lounge

17' 6" x 11' 6" ( 5.33m x 3.51m )

Oak flooring, radiator, double glazed window

### Bedroom One

10' 10" into wardrobes x 8' 3" ( 3.30m into wardrobes x 2.51m )

Wood effect laminate floor, radiator, double glazed window

### Bedroom Two

9' 10" x 7' 10" ( 3.00m x 2.39m )

Oak floor, radiator, double glazed window, double doors to:-

### Conservatory

11' 7" x 8' 8" ( 3.53m x 2.64m )

UPVC conservatory under polycarbonate roof, ceramic tiled floor, double glazed doors to rear

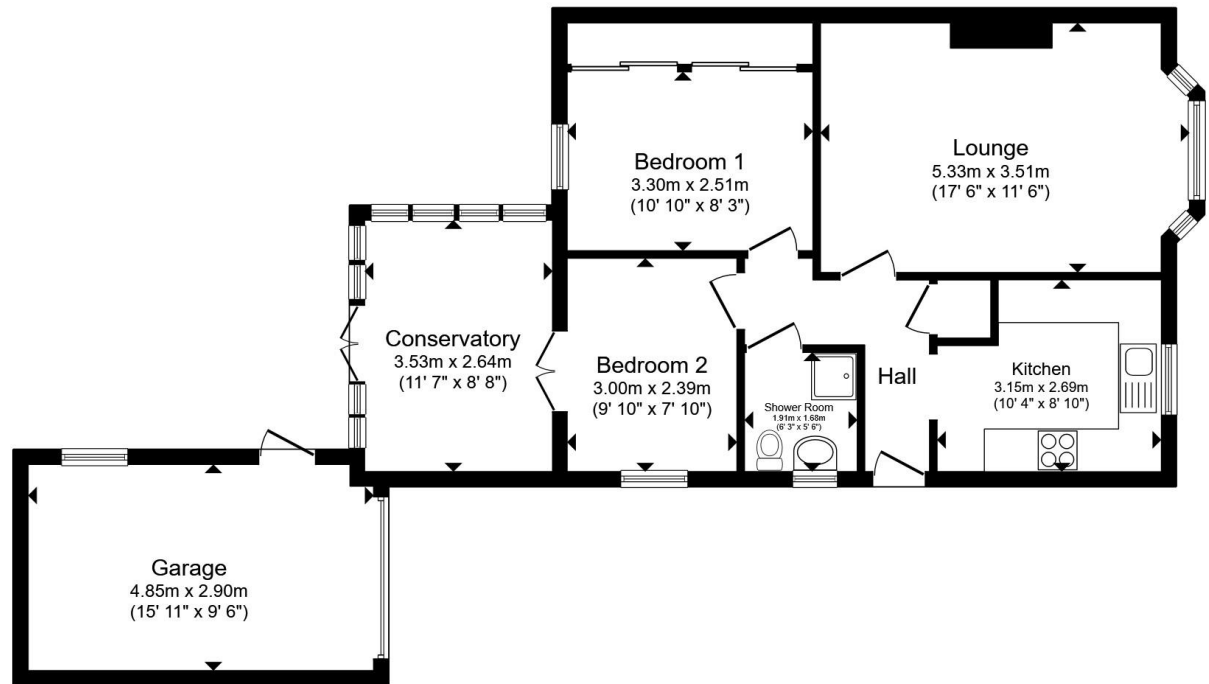
### Bathroom

6' 3" x 5' 6" ( 1.91m x 1.68m )

Shower cubicle, low level WC, wash hand basin in vanity unit, double glazed window, heated towel rail

## Outside

To the front is a driveway which leads to a detached garage with up and over door, power and light, the rear garden has a patio area and leads onto a lawned garden with a good variety of shrubs and plants and is all enclosed by timber fencing.



Total floor area 77.4 m<sup>2</sup> (833 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](http://www.propertybox.io)

  
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**welcome to**  
**Burghley Road, South Wootton,**  
**King's Lynn**

- Popular Area of South Wootton
- Located Close to Local Amenities
- Semi Detached Bungalow
- Two Bedrooms
- Conservatory

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

offers in excess of  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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