



Willow Road, South Wootton, King's Lynn, PE30 3JW

welcome to

Willow Road, South Wootton, King's Lynn

Based in the popular location of South Wootton which has good local amenities including shops and primary school is this beautifully presented FOUR BED detached family home with two reception rooms, OFFICE SPACE, conservatory and detached garage. Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Porch

Door to:-

Entrance Hall

11' 10" x 9' 2" (3.61m x 2.79m)

Wood effect laminate floor, radiator, stairs to first floor

Cloakroom

Low level WC, wash hand basin, heated towel rail, double glazed window

Utility

8' 10" x 7' 10" (2.69m x 2.39m)

Base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space and plumbing for washing machine and dryer, wall mounted gas boiler

Kitchen

14' 4" x 8' 10" (4.37m x 2.69m)

Range of matching base and wall units, roll edge work top, inset sink with mixer tap over, space for range cooker, dishwasher and American-style fridge freezer, part tiled walls, double glazed window, vinyl floor, double glazed door to rear

Lounge

20' 4" x 14' 9" (6.20m x 4.50m)

Double glazed window, radiator, wood effect laminate floor, double glazed sliding doors to:-

Conservatory

12' 1" x 11' 2" (3.68m x 3.40m)

UPVC construction under glass roof, wood effect laminate floor, double doors to rear

Study

12' 1" x 4' 9" (3.68m x 1.45m)

Wood effect laminate floor, radiator, double doors to rear patio area

Family Room

13' 11" x 12' 1" (4.24m x 3.68m)

Vaulted timber ceiling, radiator, double glazed window

First Floor Landing

Spacious landing with radiator, double glazed window, loft access, storage cupboard

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Double glazed window, radiator

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window, radiator

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window, radiator

Bedroom Four

11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window, radiator

Family Bathroom

8' 6" max x 5' 11" (2.59m max x 1.80m)

Bath with shower mixer tap, shower cubicle, low level WC, wash hand basin, heated towel rail, tiled floor and walls

Outside

To the front is a driveway with parking for 2/3 cars and leads to a detached garage with up and over door, power and light, further to the front is a good size lawned area with potential parking for a caravan or motor home. Side gate gives access to the well maintained rear garden which is laid mainly to lawn with a large paved patio. There is a new 10' x 13' summer house with full electrics and lighting and a garden shed. The property backs onto wood and due to the position of the house the garden offers a good deal of privacy.

Agents Note

The current vendors have planning permission in place to build a two story extension from the family room.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



check out more properties at williamhbrown.co.uk



welcome to

Willow Road, South Wootton, King's Lynn

- Popular South Wootton Location
- Detached Family Home
- Four Double Bedrooms
- Conservatory
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



check out more properties at williamhbrown.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
KLN118964 - 0006

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.

william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk