



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.



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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

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118964 - 0006

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