



## 1 Hall Road | South Wootton | King's Lynn



**The well presented, detached 2 bedroom bungalow on a wider than average plot in South Wootton. Low maintenance, wrap around garden with South facing rear aspect.**

*Most conveniently positioned close to local amenities, including newly constructed medical practice. Offered to the market with NO ONWARD CHAIN*

**Purchase Price £255,000**

Folio: H/418ss



- Entrance Porch & Hallway
- Living Room
- Breakfast Kitchen
- Conservatory
- 2 Double Bedrooms



- Modern Wet Room
- Low Maintenance Gardens
- Garage & Driveway
- Oil Fired Rad CH
- No Onward Chain

**The Woottons** are sought after residential locations positioned on the northern edge of King's Lynn town centre and provide convenient access to amenities, local countryside and the nearby, renowned Norfolk coastline. Amenities within the Woottons include supermarket and mini-markets, schools, pharmacies and doctors surgeries including the large, newly constructed St James Medical Practice. Further amenities can be found in the town centre and on the Hardwick Retail Park, both within a short drive of the property. Bus services frequently run through the area with the nearest stop being on adjacent Edward Benefer Way. The area also provides various sporting and leisure opportunities at nearby King's Lynn Golf Club and Lynnsport with scenic walks available in Wootton Park, Castle Rising or the neighbouring Royal Sandringham Estate. **1 Hall Road** is a well presented, detached 2 bedroom bungalow situated on a wider than average plot next to South Wootton Lane. Featuring a low maintenance wrap around garden with South facing rear aspect, the bungalow offers 2 double bedrooms, a generous sized breakfast kitchen, oil fired radiator central heating and UPVC double glazing throughout. Being offered to the market with no onward chain, the accommodation comprises;

#### Entrance Porch

With UPVC double glazed door with glazed side panels and wooden door to;

#### Entrance Hall

With room thermostat for central heating system, cupboard housing electrical consumer unit and radiator with thermostat.

#### Living Room 13' 10" x 11' (4.22m x 3.35m) (max)

Dual aspect with bay window to front, electric feature fire, radiator with thermostat and ceiling fan.

#### Breakfast Kitchen 16' 11" x 10' 6" (5.16m x 3.2m)

With fitted wall & base units, fitted worktops, splashbacks, stainless steel sink with drainer & monobloc tap, integrated eye level electric double oven, electric 4 ring hob with extractor above, point & space for a washing machine, point & space for a dishwasher, oil fired boiler, tiled floor, radiator with thermostat, ceiling spotlights, ceiling fan, airing cupboard housing hot water cylinder and door to;

#### Conservatory 13' 9" x 8' (4.19m x 2.44m)

Double glazed with French doors, single side door, tiled floor, radiator and ceiling fan.

#### Bedroom 1 11' 11" x 11' (3.63m x 3.35m)

With bay window to front, fitted cupboards, radiator with thermostat and ceiling fan.

#### Bedroom 2 10' 7" x 8' 11" (3.23m x 2.72m)

With fitted cupboards, radiator with thermostat and ceiling fan. Hatch to spacious loft with skylight window.

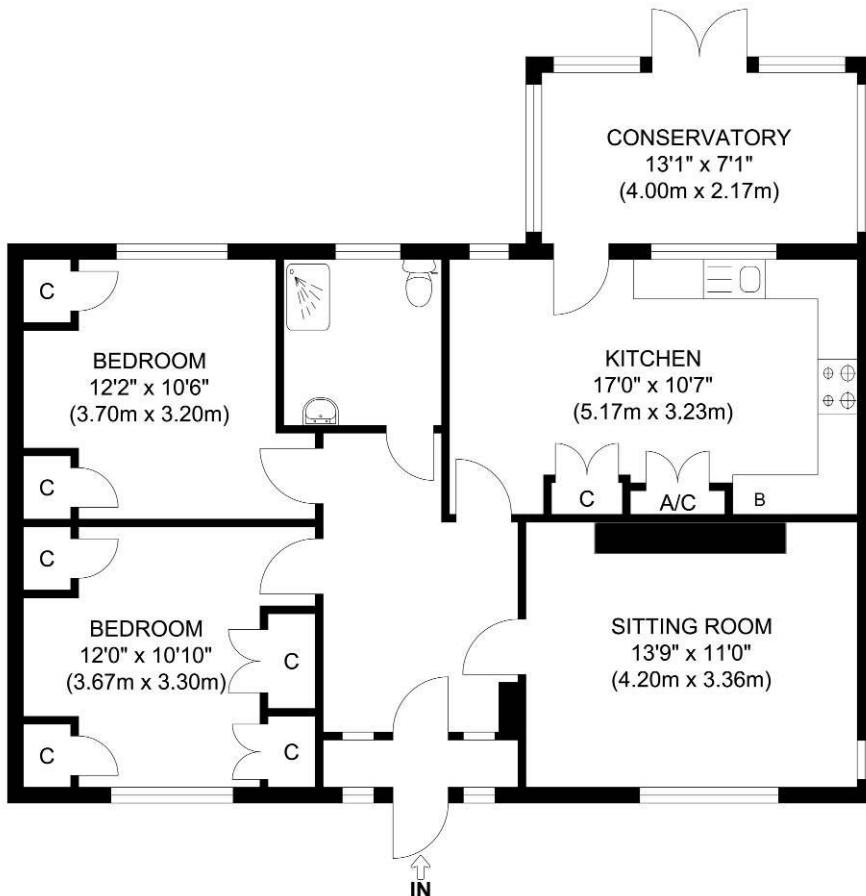
#### Wet Room 6' 10" x 6' 10" (2.08m x 2.08m)

With low level WC, hand basin, electric shower, wet room style flooring with drain, wall panelling, extractor and radiator.

#### Outside

1 Hall Road sits on a deceptively spacious wrap around plot with bright South facing rear aspect. The front of the property is wide with gravel garden area, driveway which can accommodate 2/3 cars and **Garage 16' 5" x 9' 1" (5m x 2.77m)** with up & over door, personnel door, lighting & power. The garden at the rear and side is fully enclosed and low maintenance being laid to block weave with timber pergola. The properties oil tank is situated behind the garage.





TOTAL APPROX FLOOR AREA OF HOUSE 863.15 SQ.FT. (80.19 SQ. M.)

## 1 Hall Road South Wootton King's Lynn PE30 3DD

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



**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** Mains water, electricity & drainage 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 "B" with a current annual charge of £1,784.49, 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.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or misstatement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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