



**Blackthorn Road, South Wootton, KING'S LYNN, PE30 3WU**



**welcome to**

**Blackthorn Road, South Wootton, KING'S LYNN**

Located in the popular location of South Wootton is this beautifully presented detached four bedroom family home and has the benefit from good local amenities, primary school and public house all within walking distance. Viewing highly recommended.



## **Entrance Door To:-**

### **Entrance Hall**

Wood effect laminate floor, radiator, under stair cupboard, stairs to first floor

### **Cloakroom**

Low level WC, wash hand basin, radiator, double glazed window

### **Lounge**

16' 8" excluding bay x 11' 2" ( 5.08m excluding bay x 3.40m )  
Double glazed bay window, wood effect laminate flooring, electric wall heater, radiator, double doors to:-

### **Dining Room**

12' 4" x 9' 2" ( 3.76m x 2.79m )  
Wood effect laminate floor, radiator, opening to:-

### **Garden Room**

11' 1" x 8' 4" ( 3.38m x 2.54m )  
Wood effect laminate floor, double glazed patio doors to rear, double glazed windows on all side

### **Kitchen**

13' 10" x 8' 2" ( 4.22m x 2.49m )  
Beautiful fitted kitchen with a range of matching base and wall units, roll edge work top, inset sink with mixer tap over, fitted double oven, induction hob, extractor over, space for washing machine, integrated dishwasher, part tiled walls, double glazed window double glazed door to rear

### **First Floor Landing**

Loft hatch, airing cupboard housing gas boiler, radiator

### **Bedroom One**

12' 9" x 9' 2" ( 3.89m x 2.79m )  
Double glazed window, radiator, fitted wardrobes, door to:-

### **En Suite Shower Room**

Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window, tiled walls

### **Bedroom Two**

13' 7" max x 10' 10" ( 4.14m max x 3.30m )  
Fitted wardrobes, double glazed window, radiator

### **Bedroom Three**

13' x 8' 6" ( 3.96m x 2.59m )  
Two double glazed windows, radiator, fitted wardrobe

### **Bedroom Four**

9' 5" max x 8' 6" ( 2.87m max x 2.59m )  
Double glazed window radiator

### **Family Bathroom**

9' 1" x 6' 10" ( 2.77m x 2.08m )  
P shaped bath with rainwater shower head and shower screen, low level WC, wash hand basin with cupboards below, double glazed window heated towel rail, extractor fan

### **Outside**

To the front of the property is a brickweave drive giving off road parking for three cars and leads to a single garage with up and over door, power, light and courtesy doors to garden. Side gate gives access to the well maintained garden which has a large raised decked area which leads onto the lawned garden. To the side is a further area with Astro turf. There is an additional parking area to the front of the property and a garden shed.



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welcome to

## Blackthorn Road, South Wootton, KING'S LYNN

- Popular Location of South Wootton
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- En Suite to Master

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£340,000**



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



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Property Ref:  
KLN119150 - 0004

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