



**Ryelands Road, North Wootton, King's Lynn, PE30 3RN**



**welcome to**

**Ryelands Road, North Wootton, King's Lynn**

William H Brown are delighted to offer to market this detached four bedroom home, located in the sought after area of North Wootton. Viewing Highly Recommended!



### **Entrance Hall**

Radiator, Understairs Storage

### **Kitchen**

15' 3" x 8' 2" ( 4.65m x 2.49m )

Wall and Base Units, Gas Hob with Extractor, Oven, Sink and Mixer Tap, Integrated Dishwasher, Space for Freestanding Fridge/Freezer, Double Glazed Window to Rear, Door to Rear Garden

### **Dining Room**

12' 1" x 9' 4" ( 3.68m x 2.84m )

Radiator, Sliding Door to Conservatory, Double Doors to Lounge

### **Lounge**

16' 8" x 11' 8" ( 5.08m x 3.56m )

Radiator, Double Glazed Window to Front

### **Conservatory**

8' 11" x 8' ( 2.72m x 2.44m )

Sliding Doors to Dining Room, Double Glazed Windows and Door to Rear Garden

### **Cloakroom**

WC, Hand Wash Basin, Radiator

### **Landing**

Airing Cupboard, Loft Access

### **Bedroom One**

14' 1" x 8' 7" ( 4.29m x 2.62m )

Double Glazed Window to Front, Radiator, Built in Wardrobe

### **Bedroom Two**

12' 11" x 8' 7" ( 3.94m x 2.62m )

Double Glazed Window to Rear, Radiator

### **Bedroom Three**

10' 5" x 9' 1" max ( 3.17m x 2.77m max )

Double Glazed Window to Front, Radiator, Built in Wardrobe

### **Bedroom Four**

9' 1" x 7' 5" ( 2.77m x 2.26m )

Double Glazed Window to Rear, Radiator

### **Bathroom**

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator, Double Glazed Window to Side

### **Outside**

Driveway to Garage, Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn



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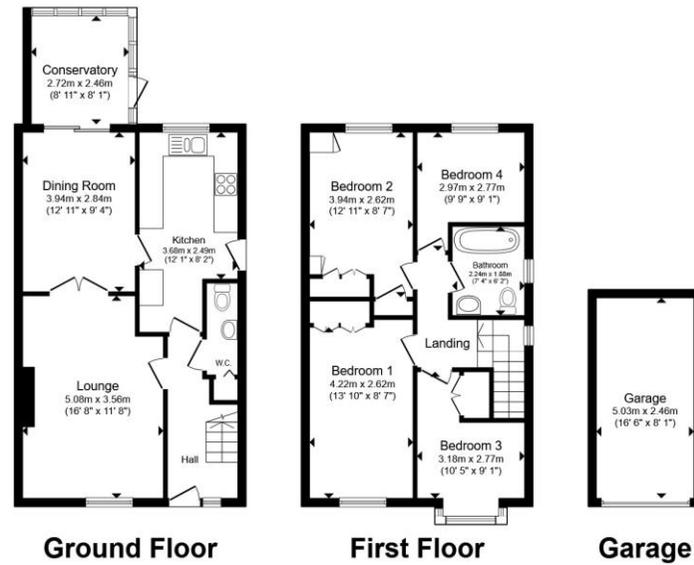


welcome to  
**Ryelands Road, North Wootton,  
 King's Lynn**

- Detached Home
- Four Bedrooms
- Lounge and Dining Room
- Garage and Driveway
- Sought After Area of North Wootton

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

offers in excess of  
**£280,000**



Total floor area 120.0 m<sup>2</sup> (1,291 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



Please note the marker reflects the  
 postcode not the actual property

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Property Ref:  
 KLN119469 - 0004

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