



Oakview, Manor Road, North Wootton, King's Lynn, PE30 3PZ

welcome to

Oakview, Manor Road, North Wootton, King's Lynn

Located in the popular area of North Wootton on Manor Road with good local amenities close by as well as having a primary school and easy access into the town centre of Kings Lynn is this spacious four bedroom detached chalet bungalow. Viewing highly recommended.



Entrance Porch

10' 8" x 6' 7" (3.25m x 2.01m)

Tiled floor, double glazed door to:-

Entrance Hall

17' 7" x 8' 6" min (5.36m x 2.59m min)

Two radiators

Lounge

22' 9" x 18' 6" (6.93m x 5.64m)

Large bay window to front with further double glazed window, coal effect fire in brick fireplace with tiled inset and hearth, two radiators, further window to rear

Kitchen/ Breakfast Room

28' 5" x 12' 9" into window recess (8.66m x 3.89m into window recess)

Range of base and wall units, roll edge work top, inset composite sink with mixer tap over, Belling range cooker comprising 7 ring gas hob, two ovens with grill above and pan drawer, two radiators, space for washing machine, tumble dryer, dishwasher and fridge freezer, breakfast bar, stairs to first floor and doors to:-

Conservatory

17' 2" x 16' 2" (5.23m x 4.93m)

UPVC construction with top opening windows and polycarbonate roof, double doors either side leading to garden, tiled floor and double glazed door with leaded side panels to:-

Indoor Swimming Pool

30' 11" x 14' 10" (9.42m x 4.52m)

Swimming pool which is not currently in use with paved surround and tiled walls

Master Bedroom

15' 3" x 12' 11" (4.65m x 3.94m)

Large bay window to front, range of fitted wardrobes, lockers over bed head area and matching bedside tables, radiator and glazed shower cubicle with electric shower

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

Window overlooking the rear garden, radiator

Family Bathroom

13' 3" x 9' 5" (4.04m x 2.87m)

Large sunken jacuzzi bath, low level WC, wash hand basin in vanity unit with cupboards under, mirror and matching wall cupboards, shower cubicle with mains shower, extractor, frosted window to rear, ceiling spotlights, two heated chrome towel rails, tiled floor

First Floor

Bedroom Three

20' 8" x 16' (6.30m x 4.88m)

Window overlooking rear garden, door to:-

Bathroom

8' 7" x 6' 3" (2.62m x 1.91m)

Panelled bath, tiled wall areas, built-in wardrobe with hanging rail and shelf, door to:-

Bedroom Four

11' 1" x 9' 6" (3.38m x 2.90m)

Window to rear, wash hand basin in vanity unit with cupboard below

Separate Wc

Low level WC,

Outside

The property is approached through wrought iron gates leading onto an extensive driveway which gives off road parking for several cars and leads to a GARAGE 26ft 5 X 17ft with Baxi gas boiler, personal doors to side. The rear garden is laid to lawn with various raised flower beds and borders, two large fishponds with Pergola and decked area, outside tap and power sockets and pathway to pool room with side access gates to the front of the property.



view this property online williamhbrown.co.uk/Property/KLN119491



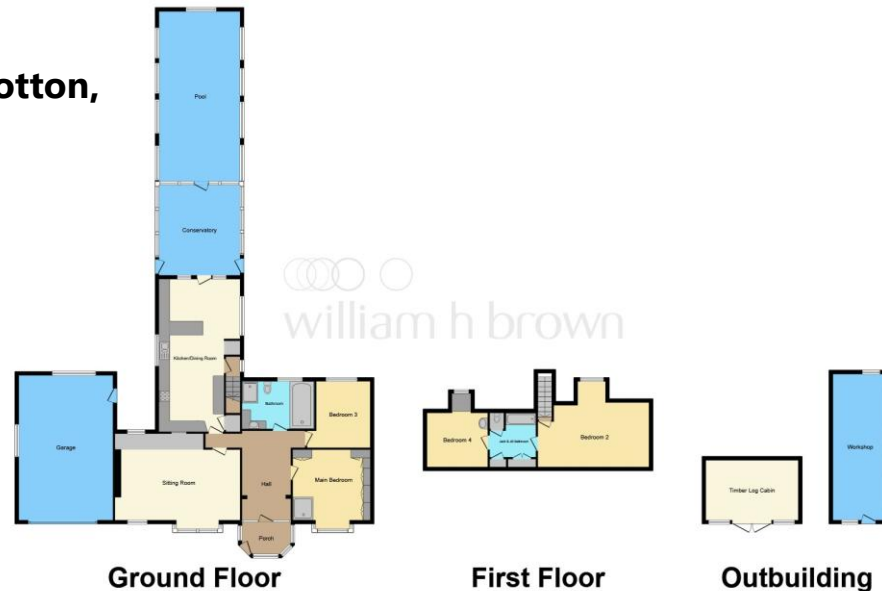
welcome to

Oakview, Manor Road, North Wootton, King's Lynn

- Popular North Wootton Location
- Detached Chalet Bungalow
- Four Bedrooms
- Kitchen/Breakfast Room
- Conservatory

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

£575,000



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

view this property online [williamhbrown.co.uk/Property/KLN119491](https://www.williamhbrown.co.uk/Property/KLN119491)



Property Ref:
KLN119491 - 0006

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.

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](https://www.williamhbrown.co.uk)