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8 Little Walsingham Close, Kings Lynn PE30 3TF

£475,000

BELVOIR!



Key Features

- > EXCEPTIONAL DETACHED HOME
 - > FOUR/FIVE BEDROOMS
 - > TWO RECEPTION ROOMS
 - > EN SUITE TO MASTER
- > UTILITY AND CLOAKROOM
 - > DOUBLE GARAGE
 - > Tenure: Freehold
 - > EPC rating C

Belvoir are pleased to offer for sale this impressive detached family home. Situated within the popular village of South Wootton the village is well located on the outskirts of Kings Lynn and close to various amenities including shops, schools, link roads and bus services. The property is a short distance to Castle Rising and golf course and the North Norfolk coast is easily accessible.

The property has been extended and improved by the current owners and viewing is highly recommended to appreciate this family home. The accommodation in brief comprises of entrance hall, cloakroom, fitted kitchen, utility, lounge/dining room, garden room. To the first floor four bedrooms, master with en suite, study/bedroom 5, family bathroom. Externally, extensive parking, double garage, well-maintained rear garden.



ENTRANCE

Porch over sealed unit door, stairs to first floor landing, radiator, travertine tiled floor.

CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, radiator, travertine tiled floor.

LOUNGE/DINING ROOM

19'2" x 16'8" (5.8m x 5.1m)

UPVC double glazed bow window to the front elevation, UPVC double glazed window to the rear elevation, patio doors leading to the garden room, two radiators, feature open brick fireplace with wooden inserts and mantel, travertine tiled floor. (maximum measurements)

GARDEN ROOM

12'9" x 9'9" (3.9m x 3m)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the side elevation, two radiators.

KITCHEN

11'11" x 10'4" (3.6m x 3.1m)

UPVC double glazed window to the rear and UPVC double glazed door to the side elevation, range of quality fitted base and wall units with butler style sink and granite work surface, space for range style cooker with complementary hood over, integrated dishwasher, travertine tiled floor.

UTILITY ROOM

16'7" x 8'8" (5.1m x 2.6m)

UPVC double glazed window to the front elevation, range of base units, sink unit with mixer taps over, plumbing for washing machine and space for tumble dryer, wall mounted boiler, tiled floor.

FIRST FLOOR LANDING

Access to loft space, airing cupboard.

STUDY/BEDROOM 5

11'11" x 8'10" (3.6m x 2.7m)

UPVC double glazed window to the front elevation, radiator, access to master bedroom.

MASTER BEDROOM

20'10" x 18'10" (6.4m x 5.7m)

UPVC double glazed windows to the rear elevation, two Velux windows to the front elevation, three radiators. (measurements include en-suite)

EN SUITE

Velux window to the front elevation, three piece suite comprising of WC, wash hand basin, glazed shower cubicle, two heated towel rails, extractor.





BEDROOM 2

13'2" x 7'3" (4m x 2.2m)

UPVC double glazed window to the front elevation, wardrobes with over head storage, radiator, recess storage.

BEDROOM 3

14'2" x 8'6" (4.3m x 2.6m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 4

11'7" x 7'10" (3.5m x 2.4m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the front elevation, four piece suite comprising of WC, Jacuzzi bath with shower attachment, vanity wash hand basin with storage under, glazed shower cubicle, two heated towel rails, extractor.

EXTERNALLY

FRONT: Block paved drive providing ample off road parking and leading to double garage.

REAR: Enclosed by fencing, feature block paved area, patio area, standing for storage shed, raised borders, laid to lawn, raised decking area with feature pergola, gated access from both sides.

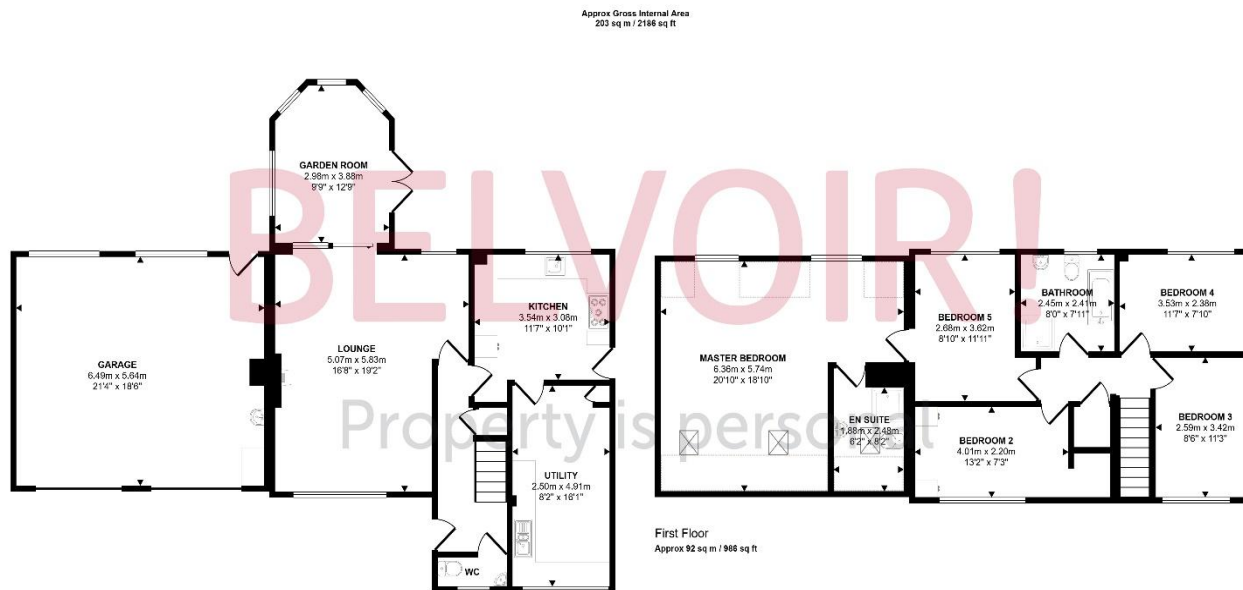
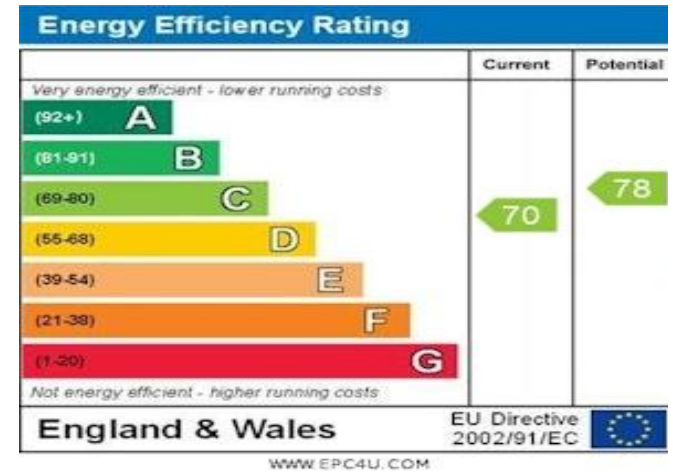
DOUBLE GARAGE

21'3" x 19'1" (6.5m x 5.8m)

Oversize double garage, automatic electric doors, two UPVC double glazed windows to the rear elevation, door to the rear elevation, light and power connected.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.



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