



**Wesley Road, North Wootton, King's Lynn, PE30 3XB**

**welcome to**

## **Wesley Road, North Wootton, King's Lynn**

Located in the popular area of North Wootton which has good local amenities including shops and schools is this beautifully presented two bedroom semi detached house with a detached garage and a larger than average plot. Viewing highly recommended,



## Entrance Door To:-

## Entrance Porch

Large storage cupboard ideal for coats and shoes

## Lounge

13' 11" x 12' 4" ( 4.24m x 3.76m )

Wood effect laminate floor, two double glazed windows, stairs to first floor, upright radiator

## Kitchen/Breakfast Room

12' 4" x 11' 10" ( 3.76m x 3.61m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine, dishwasher and fridge freezer, breakfast bar, wall mounted gas boiler, double glazed window, ceramic tiled floor, larder cupboard, double glazed door to rear

## First Floor Landing

Loft access

## Bedroom One

12' 4" x 8' 6" ( 3.76m x 2.59m )

Double glazed window, radiator, built-in cupboard

## Bedroom Two

12' 4" x 8' 8" ( 3.76m x 2.64m )

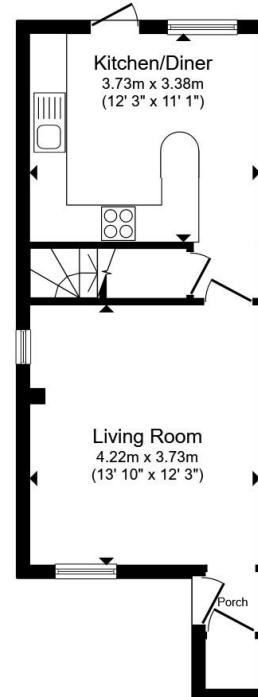
Double glazed window, radiator

## Shower Room

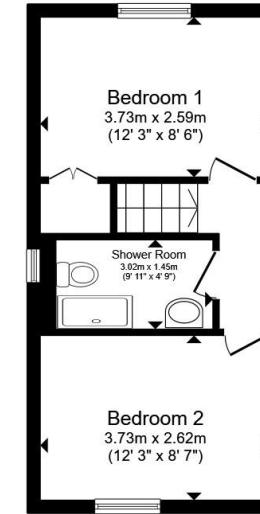
Walkin shower cubicle, low level WC, was hand basin, heated towel rail, double glazed window

## Outside

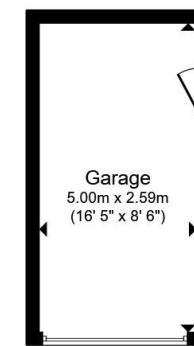
To the front is a driveway which leads to a detached garage with up and over door, power and light. Side gate gives access to the generous rear garden which is laid mainly to lawn.



Ground Floor



First Floor



Garage

Total floor area 75.9 m<sup>2</sup> (817 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](http://www.propertybox.io)



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## Wesley Road, North Wootton, King's Lynn

- Popular Area of North Wootton
- Ideal First Time Buy
- Semi Detached House
- Two Bedrooms
- Detached Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£240,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
KLN119726 - 0002

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**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)