LANDLES



"Whitestone" | 2 Low Road | South Wootton







The extended, detached 3 bedroom
Stylish Family Residence
with low maintenance gardens and Tandem 32' Garage in the sought after residential location of South Wootton.
NO ONWARD CHAIN

Purchase Price £330,000

Folio: L/627ss

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- Entrance Hall
- Dual Aspect 21' Living Room
- Dining Room
- Study / Office Room
- Kitchen with Pantry
- WC & Rear Lobby



- Stairs to First Floor Landing
- 3 Double Bedrooms, Principle with Dressing Room
- Bathroom
- Gardens, Driveway & 32' Garage
- No Onward Chain

Positioned only 3 miles from King's Lynn on the Northern edge of the town, **North & South Wootton** are popular residential locations. The area is well served by a range of local amenities including primary schools, doctors surgery, mini-market and village halls to name a few. Further amenities are available in the centre of King's Lynn, a historic market town well known for its two market squares, quayside and Custom House, with a range of national and independent retailers along with restaurants and cafes. Larger retailers and superstores can be further found on the Hardwick Retail Park, positioned on the Southern edge of the town. The Woottons is well placed for easy access to the surrounding Norfolk Countryside with the neighbouring conservation village of Castle Rising complete with 12th century castle and Royal Sandringham both on the doorstep. The West & North Norfolk coastline is also only a short distance away, well known for its sandy beaches and broad skies, with the seaside town on Hunstanton being around 20 minutes by car with regular 'Coasthopper' bus services. Most advantageous to King's Lynn is the mainline railway providing a direct route into London Kings Cross via the cities of Ely & Cambridge. Road links are also good with the A47 trunk road to Norwich & Peterborough, both in around 1 hour, A10 into Cambridgeshire and A17 into Lincolnshire. **"Whitestone"** is a detached, rendered and painted residence with hipped tiled roofs and later extensions providing a good amount of internal accommodation. There are extensions to the rear of both the living room and kitchen along with a single storey section to the side affording a separate study, which could offer opportunity to create a home working space or ideal children's playroom. To the first floor, all three bedrooms are doubles with the principal bedroom boasting its own dressing room fitted with pine furniture. There is UPVC double glazing installed throughout along with gas fired central heating via wet radiators. Of particular note is the attached Tandem Garage – some 32' in total length, this could make an ideal workshop space or provide dry storage for vehicles, boats, etc. Externally, the property is low maintenance with the garden being mostly laid to paving and planted borders. The property has been in the same ownership for many years and now provides opportunity for a new owner to create an excellent family home close to local schools and amenities.

Entrance Hall With UPVC & double glazed front entrance door, wood flooring, understairs cupboard, recessed coat cupboard, radiator, skirting and stairs to First Floor Landing.

Living Room 21' 4" x 11' 11" (6.5m x 3.63m) (max)
Dual aspect with sliding patio door to the garden, Fireplace with gas fire, marble surround & wooden mantle, 2 radiators with TRV's, points for wall lights, television aerial point, skirting and picture rail.

Dining Room 12' 3" x 9' 11" (3.73m x 3.02m) (max)
With wood flooring, radiator with TRV, skirting, picture rail.

Study 14' x 8' 6" (4.27m x 2.59m)
Dual aspect with 2 radiators with TRV's and skirting.

Kitchen 17' 6" x 11' (5.33m x 3.35m) (max)
With fitted wall & base units, fitted worktops, stainless steel sink with double draining boards & monobloc tap, point & space for a freestanding electric cooker with extractor above, plumbing & space for a washing machine, tiled surrounds, tiled floor, radiator with TRV, skirting and Worcester wall mounted gas boiler with programmer. Pantry Cupboard with tiled floor and shelving.

Rear Lobby With UPVC & double glazed door and tiled floor.

WC With low level WC, wall mounted corner hand basin and tiled floor.

Stairs to First Floor Landing With loft hatch and skirting.

Bedroom 1 11' 11" x 11' 3" (3.63m x 3.43m)
With radiator with TRV, points for wall lights, skirting and picture rail.

Dressing Room 11' 11" x 5' 8" (3.63m x 1.73m)
With fitted pine cupboards and shelving, skirting and picture rail.

Bedroom 2 12' 3" x 8' 2" (3.73m x 2.49m)
With radiator with TRV, skirting and picture rail.

Bedroom 3 10' 6" x 8' 11" (3.2m x 2.72m)
With radiator with TRV, hand basin with tiled surround & cupboard under, storage cupboard, skirting and picture rail.

Bathroom 8' x 5' 9" (2.44m x 1.75m)
With low level WC, pedestal hand basin, panelled bath with thermostatic shower & sliding glazed doors, tiled walls, vinyl floor, extractor, towel radiator, wall light with shaver point and cupboard housing hot water cylinder.

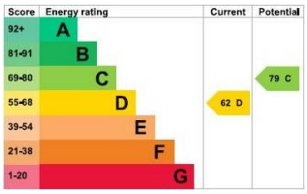
Outside To the front of the property there is a concrete driveway affording off road parking and vehicular access to the attached **Tandem Garage** 32' x 9' 3" (9.75m x 2.82m) (max) with up & over door, 2x personnel doors, lighting & power. There is a low brick wall finished with painted iron railings to the front boundary. A pathway at the side affords external gated access to the rear garden which has been mostly laid to paving for ease of maintenance. There are planted borders along with established fruit trees and a shed providing additional storage.



Low Road, South Wootton, King's Lynn, Norfolk PE30 3NW

Total Area Approx: 1368 ft² ... 127.1 m² (excluding garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.



Title We are advised that the property title is not currently registered at Land Registry.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at https://www.epcregister.com/reportSearchAddressByPostcode.html and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "E" with a current annual charge of £2,957.01, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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