



Church Lane, South Wootton, King's Lynn, PE30 3LJ

welcome to

Church Lane, South Wootton, King's Lynn

Located in the popular area of South Wootton and with breathtaking views over St Marys church is this extremely spacious four bedroom detached bungalow on a large plot with a triple garage. Viewing highly recommended and the property is being offered with no onward chain.



Double Glazed Entrance Door To

Entrance Hall

Shelved recess, storage cupboard, radiator, double glazed exit door to side elevation

Lounge

14' 11" x 16' 10" (4.55m x 5.13m)

Two double glazed windows, two radiators, double doors to:-

Conservatory

10' 7" max x 9' 8" max (3.23m max x 2.95m max)

UPVC and brick construction under polycarbonate roof, ceiling fan/light, ceramic tiled floor, double glazed doors to front elevation

Dining Room

15' x 11' 11" (4.57m x 3.63m)

Double glazed window, radiator

Kitchen/ Breakfast Room

13' 11" x 10' 3" (4.24m x 3.12m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for range cooker, extractor over, space for fridge freezer, storage cupboard, double glazed window, vinyl floor, opening to:-

Rear Lobby

Exit door to side elevation, radiator

Utility

Stainless steel sink, space and plumbing for washing machine and dryer, wall mounted Worcester boiler, double glazed window

Bathroom

8' x 6' 2" (2.44m x 1.88m)

Bath with shower mixer tap, low level WC, wash hand basin, vinyl floor, double glazed window, radiator

Agent Note

Probate has been granted.

Bedroom One

14' 7" x 11' 10" (4.45m x 3.61m)

Double glazed window, radiator, walk-in dressing room, door to:-

En Suite

Shower cubicle, bath, low level WC, wash hand basin, radiator, double glazed window, part tiled walls

Bedroom Two

14' 11" x 8' 5" (4.55m x 2.57m)

Fitted wardrobe, double glazed window, radiator

Bedroom Three

10' 10" max x 12' max (3.30m max x 3.66m max)

Double glazed window, radiator, fitted wardrobe

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed window, radiator

Outside

To the front of the property is an established garden which is laid mainly to lawn with shrubs and hedging. There is a tarmac drive which gives off road parking to several vehicles and leads to a detached single garage with up and over door. There is a further shingle area for parking and a detached double garage with twin up and over doors, power and light. The rear garden is a good size and is laid mainly to lawn with a number of mature shrubs and trees. There is a greenhouse and a large work shop/games room with power and light.



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welcome to
**Church Lane, South Wootton,
King's Lynn**

- Popular South Wootton Location
- Views Over St Marys Church
- Detached Bungalow
- Four Bedrooms
- En Suite to Master

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Floor Plan
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Outbuilding



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Property Ref:
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