

LANDLES



137a Nursery Lane | North Wootton | King's Lynn



The detached 4 bedroom family residence set on a generous sized plot in one of North Woottons most sought after positions.
Open plan internal accommodation well set up for modern family living with a favourable West facing rear aspect.

Guide Price £580,000

Folio: N/238ss





- Entrance Hall
- Living Room
- Day Room & Open Plan Kitchen
- Utility & Downstairs WC
- Study
- Games Room



- Stairs to First Floor Galleried Landing
- 4 Double Bedrooms
- Family Bathroom & Ensuite
- Large, West Facing Rear Garden
- Generous Gravel Driveway
- Sought After Location in "The Woottons"

North & South Wootton are popular residential locations due to their village feel whilst being conveniently positioned around 4 miles to the North of King's Lynn. The area is well served by a variety of amenities including primary schools, doctors surgery, pharmacy, mini-market and village hall to name a few. Further amenities are available in the historic market town of King's Lynn town with a range of independent and national retailers along with restaurants and cafes, several of which overlook one of the two large market squares and quayside. Set just on the edge of King's Lynn is the useful Hardwick Retail Park boasting large supermarkets, national clothing, homeware and DIY retailers. Being within North West Norfolk, the delightful coastline well known for its broad skies and sandy beaches is within easy reach. The nearest seaside town of Hunstanton is around a 20 minute drive via the A149 passing the Royal Sandringham Estate and pretty conservation village of Castle Rising. For those requiring access to London, King's Lynn benefits from a mainline railway direct to London Kings Cross via Ely & Cambridge. The nearby cities of Norwich & Peterborough can also be easily accessed via the A47 trunk road, both around 1 hour away. **137a Nursery Lane** comes to the market offering a generous sized, extended family house in one of North Woottons most sought after locations. Constructed in conventional timber frame with part rendered brick outer leaf, the accommodation extends to around 2,600sqft and is well set up for modern family living. The impressive, open plan kitchen dayroom is a particular feature with large sliding patio doors opening out to the West facing garden and patio, an ideal place for socialising. To the first floor, four double bedrooms can be found accessed off a central galleried landing with the main bedroom boasting its own balcony and ensuite. Viewing is highly recommended.

Entrance Hall 22' 8" x 8' 4" (6.91m x 2.54m)

With UPVC entrance door with glazed side panels, wood flooring, ceiling spotlights, 2 radiators with thermostats and storage cupboard.

Living Room 18' 9" x 17' 2" (5.72m x 5.23m)

With wood flooring, ceiling spotlights, 2 radiators with thermostats and television aerial point.

Day Room 20' 4" x 14' 7" (6.2m x 4.44m)

Currently configured as a sitting room with dining area. Dual aspect with sliding door to the garden, wood flooring, ceiling spotlights and radiator with thermostat. Open to;

Kitchen 19' 10" x 13' 10" (6.05m x 4.22m) (max)

With fitted wall & base units, fitted worktops, 1 & ½ bowl sink with drainer and monobloc tap, point & space for a gas range cooker with extractor above, point & space for a dishwasher, tiled floor, tiled surrounds, ceiling spotlights, radiator with thermostat and sliding door to the garden.

Utility 7' 11" x 5' 4" (2.41m x 1.63m)

With fitted worksurface, point & space for a washing machine, space for a tumble dryer, storage cupboard housing the hot

water cylinders, tiled floor, radiator with thermostat and UPVC glazed side door.

WC 6' 2" x 5' 6" (1.88m x 1.68m)

With low level WC with concealed cistern, wall mounted hand basin with mixer tap, tiled floor, tiled surrounds, radiator with thermostat and gas boiler with programmer for CH / HW.

Study 14' 7" x 7' 11" (4.44m x 2.41m)

With wood flooring, ceiling spotlights and radiator with thermostat.

Games Room 12' x 11' 4" (3.66m x 3.45m)

With wood flooring, ceiling spotlights and radiator with thermostat.

Stairs to First Floor Landing 14' 11" x 8' (4.55m x 2.44m)

Galleried landing with painted banister & handrail, ceiling spotlights, radiator with thermostat and hatch to loft space.

Bedroom 1 17' 11" x 12' 10" (5.46m x 3.91m)

With French doors to the balcony, ceiling spotlights and radiator with thermostat.

Ensuite 13' 3" x 4' 4" (4.04m x 1.32m)

With low level WC, wall mounted hand basin with mixer tap, shower cubicle with glazed screen, sliding door & thermostatic shower, tiled floor, tiled surrounds, towel radiator, ceiling spotlights and extractor.

Bedroom 2 17' 10" x 11' 10" (5.44m x 3.61m)

With ceiling spotlights and radiator with thermostat.

Bedroom 3 14' 8" x 11' 10" (4.47m x 3.61m)

Radiator with thermostat.

Bedroom 4 16' 7" x 10' (5.05m x 3.05m)

Dual aspect with French doors to the Juliet balcony and radiator with thermostat.

Bathroom 12' 5" x 7' 9" (3.78m x 2.36m)

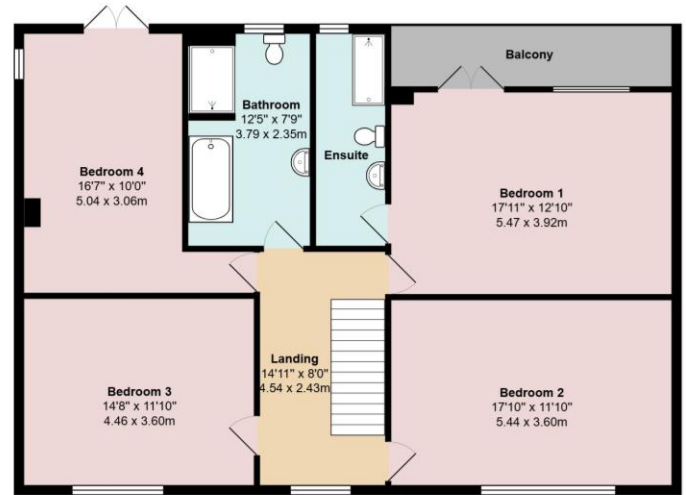
With low level WC with concealed cistern, wall mounted hand basin with mixer tap, shower cubicle with sliding glazed door & thermostatic rainfall shower, inset bath with mixer tap, tiled floor, tiled surrounds, towel radiator, ceiling spotlights and extractor.

Outside

Situated on a mature part of Nursery Lane, the front of the property benefits from a good-sized gravel driveway affording ample off street parking. The Vendors have had an attractive, bespoke woven fence erected adding to the properties curb appeal. One of the main features of this residence is the size and privacy of the rear garden. Of a favourable West facing rear aspect, the garden is currently laid to lawn for ease of maintenance. A large paved patio is situated at the back of the house providing an ideal entertaining space for enjoying the afternoon sun.



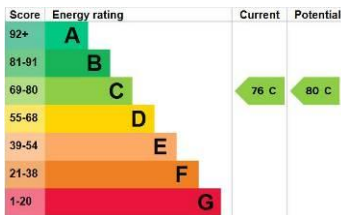




137a, Nursery Lane, North Wootton, King's Lynn, Norfolk PE30 3QB

Total Internal Area Approx: 2654 ft² ... 246.5 m²

Illustration for Identification Purposes Only. All measurements are approximate and not to scale



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 "F" with a current annual charge of £3,508.95, 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 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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