

SOWERBYS

Norfolk Property Specialists



119 Wootton Road

Gaywood, King's Lynn, PE30 4DJ

Offers In Excess Of £350,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



119 WOOTTON ROAD

With three reception rooms, four bedrooms, a garage, off road parking and a good size garden, this detached double fronted house is the perfect example of a family home. Having been recently decorated throughout, 119 Wootton Road is ready to move right in.

Through the front door, you are welcomed into the entrance hall with stairs leading to the first floor. To the front you will find the main reception rooms; both with bay windows and space to add a log-burner should you wish. The high ceilings and painted floorboards to the dining room, are subtle elements that makes this space feel homely. To the rear of the property is the kitchen/breakfast room with further access to a snug and utility room. The well-appointed kitchen is fitted with a range of base and wall units and overlooks the spacious rear garden. The kitchen also gives external access to the side of the property and the WC.

Upstairs, the well-lit landing has plenty of space for an office area and gives access to two generous double bedrooms, two further bedrooms and the family bathroom.

The outside space is a blank canvas. To the front, the drive that leads to the garage offers off road parking, which is a plus for any property located on this road. The fully enclosed rear garden is mostly laid to lawn with a sizeable patio area and a double gate leading to a side lane.



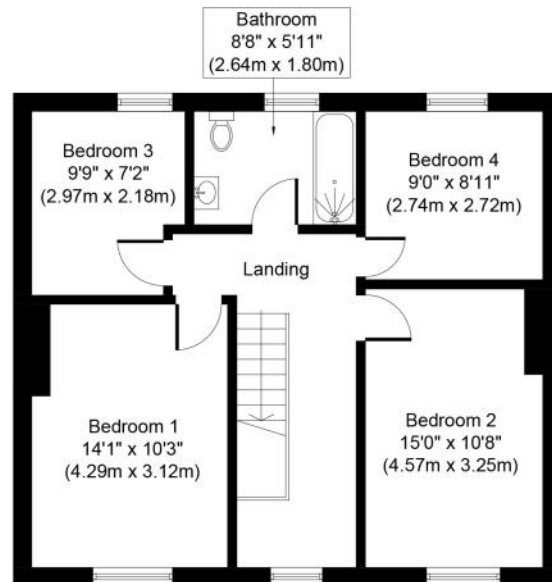
KEY FEATURES

- Substantial, Double Fronted Detached House
- Ideal Family Home
- Three Reception Rooms
- Four Bedrooms
- Enclosed Rear Garden
- Garage and Off Road Parking
- Recently Decorated
- New Boiler Fitted in June 2020

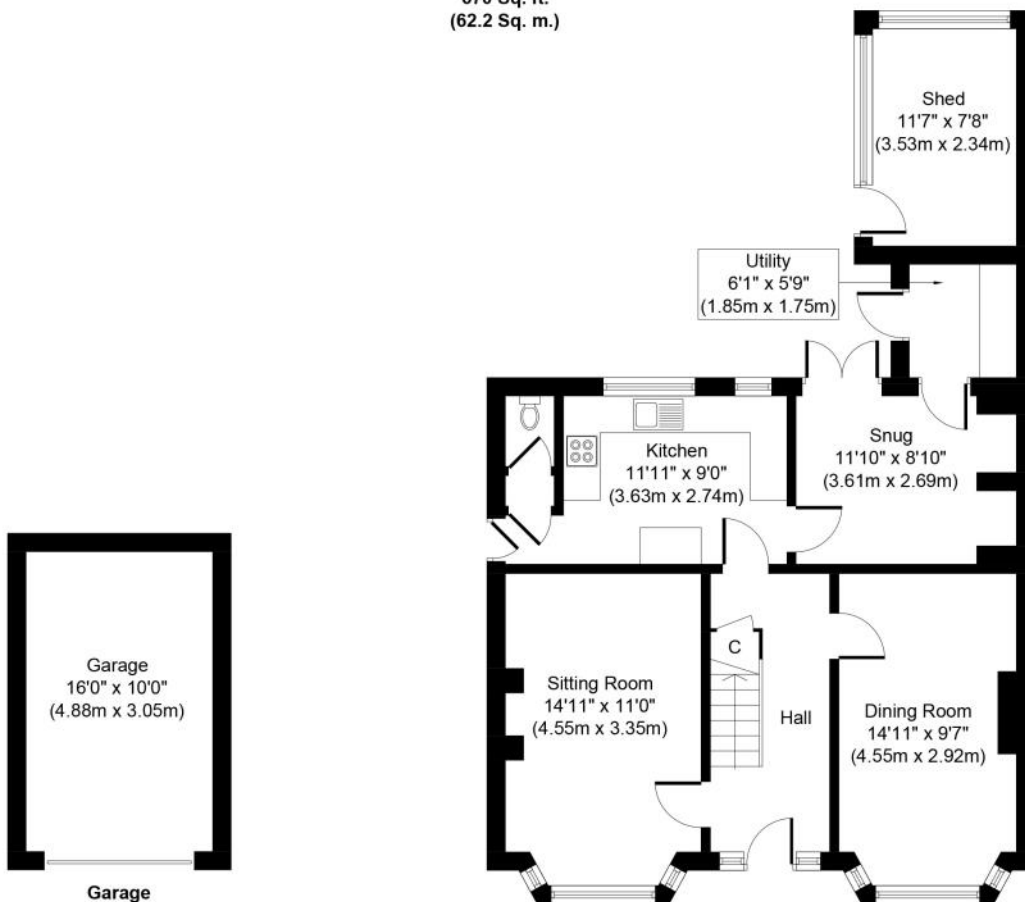








First Floor
Approximate Floor Area
670 Sq. ft.
(62.2 Sq. m.)



Ground Floor
Approximate Floor Area
830 Sq. ft.
(77.1 Sq. m.)

Garage
Approximate Floor Area
160 Sq. ft.
(14.9 Sq. m.)
 (Not Shown In Actual
 Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

KING'S LYNN

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating. Telephone and broadband.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0878-7964-7292-6881-0914

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTES

The property benefits from a right of way over a lane providing access the rear end of the garden. An indemnity insurance policy was taken out when our clients purchased this property.

A new boiler was fitted in June 2020.

This is a freehold property.

**Viewing by appointment with our King's Lynn Office:
Bank Chambers, 23 Tuesday Market Place, King's Lynn, PE30 1JJ
01553 766741 • kingslynn@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL