

LANDLES



“Oakwood” | 141 Nursery Lane | North Wootton



A most attractive brick & carrstone family residence set on a generous sized, mature plot extending to circa 0.42 acres (stms) in a highly desirable position on Nursery Lane, North Wootton.

Rare Opportunity to acquire property in this location.

No Onward Chain.

Guide Price £595,000

Folio: N/235ss









- Reception Hall
- Sitting Room
- Dining Room
- Breakfast Kitchen
- Garden Room
- Utility & Downstairs WC



- Stairs to First Floor Landing
- 4 Bedrooms & Shower Room
- Delightful West Facing Rear Garden
- Large Plot Circa 0.42 acres (stms)
- No Onward Chain

The **Woottons** are a popular & sought after residential location situated around 3 miles to the North of King's Lynn. The area is well stocked with a variety of amenities including primary schools, doctors surgery, pharmacy, mini-market & village halls with further amenities available in the town centre & nearby Hardwick Retail Park. The delightful surrounding Norfolk countryside & coast is easily accessible by car with Castle Rising, Royal Sandringham and local beaches being within a short distance. King's Lynn Golf Club is also only a short 5 minute drive away.

"**Oakwood**" is a most attractive family residence with brick quoins and carrstone faced walls under pitched pantiled roofs. The majority of the property has retained the original wooden windows which flood the rooms with natural light and provide an airy feel. The property is entered via a central reception hall with sitting room, dining room, breakfast kitchen, garden room & utility leading off. The staircase with mahogany balustrade leads to the first floor landing, 4 bedrooms of generous proportions and modern shower room. The house is set back from Nursery Lane behind mature trees & hedging on an impressive plot which measures approximately 71ft wide x 255ft deep. The rear garden is private, eventually backing onto the cul-de-sac of Wheatley Drive and is West facing providing a delightful space for entertaining and summer evenings in particular. The accommodation comprises;

Reception Hall 14' 9" x 8' 11" (4.5m x 2.72m) (max)

With front entrance door, radiator and cupboard under stairs.

Sitting Room 16' 7" x 13' 11" (5.05m x 4.24m) (max)

Dual aspect with large windows & secondary glazing, brick fireplace with tiled hearth & gas fire, 2 radiators, television aerial point and points for 2 wall lights.

Dining Room 13' 11" x 13' 11" (4.24m x 4.24m)

With large bay window & secondary glazing, decorative fireplace surround, radiator and BT telephone point.

Garden Room 10' 10" x 10' 3" (3.3m x 3.12m)

With French doors to the garden & patio.

Breakfast Kitchen 12' 4" x 12' 3" (3.76m x 3.73m)

With fitted wall & base units, fitted worktops, 1/2 bowl sink with drainer & monobloc tap, point & space for a freestanding electric cooker, extractor, point & space for a dishwasher, space for an undercounter fridge/freezer, tiled surrounds, radiator and television aerial point.

Utility 10' x 10' (3.05m x 3.05m)

With fitted tall units, Belfast sink with monobloc tap, point & space for a washing machine and radiator.

WC

With low level WC, pedestal hand basin, radiator and storage cupboard.

Stairs to First Floor Landing 14' 3" x 8' 9" (4.34m x 2.67m)

With radiator and 2 storage cupboards housing hot water cylinder.

Bedroom 1 14' 1" x 14' (4.29m x 4.27m)

With pedestal hand basin and radiator.

Bedroom 2 14' x 14' (4.27m x 4.27m)

With radiator and secondary glazing.

Bedroom 3 13' 6" x 9' 11" (4.11m x 3.02m)

With pedestal hand basin and radiator.

Bedroom 4 9' 2" x 8' 11" (2.79m x 2.72m)

With radiator and access to eaves space.

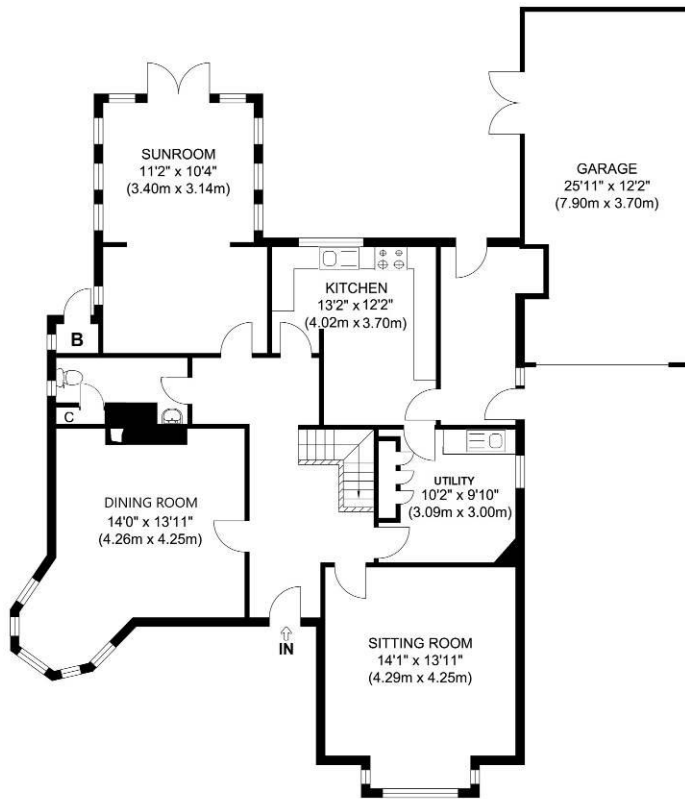
Shower Room 8' 9" x 6' 3" (2.67m x 1.91m)

With low level WC, vanity unit with hand basin & storage under, shower cubide with thermostatic shower, sliding glazed door & hygienic wall cladding, tiled walls, shelving, extractor, radiator and spot lights to ceiling.

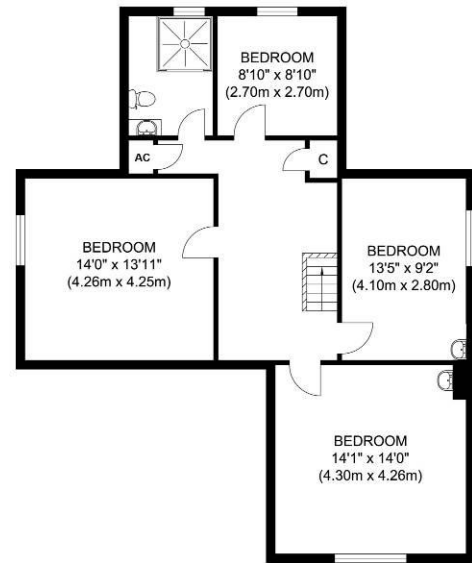
Outside

The property sits on a generous sized plot of circa 0.42 acres with favourable East/West aspects. To the front there is a good size gravel driveway providing parking for several vehicles and access to the **Garage** 26' 6" x 12' 8" (8.08m x 3.86m) with electric up & over door, side doors, lighting & power. The rear of the property features a superb West facing garden which is mostly laid to lawn with a variety of established trees, bushes & shrubs. Just off the Garden Room is a raised paved patio with steps leading down to the main lawn space. To the side of the property is a brick built shed housing the gas-fired boiler.

Ample space at the rear to create a super "open plan living space" opening onto the gardens (subject to usual planning)



GROUND FLOOR

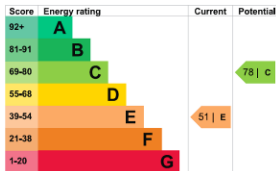


FIRST FLOOR

TOTAL APPROX. FLOOR AREA 2379 SQ.FT. (221 SQ.M.)

Oakwood, 141, Nursery Lane, North Wootton, Pe30 3qb

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



Title We are advised that the property title is not currently registered at Land Registry. Our client/clients legal advisors are in possession of Title Deeds.

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 £2,566.12, 2023/2024.

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.

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