

LANDLES



38 Avon Road | South Wootton | King's Lynn



**The spacious, detached 4 bedroom family house
situated in sought after South Wootton –
Within easy walking distance of local schools & amenities.
Generous sized accommodation & gardens.
*Excellent opportunity for updating – No Onward Chain***

Purchase Price £370,000

Folio: A/250ts

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- Entrance Hall
- 27ft Living / Dining Room
- Kitchen
- Downstairs WC
- Stairs to First Floor Landing
- 4 Bedrooms



- Family Bathroom
- Front & Rear Gardens
- Integral Garage & Driveway
- Gas Rad CH & DG
- No Onward Chain

The **Woottons** are a popular residential location situated around 3 miles to the North of King's Lynn town centre and offer convenient access to a wide range of local amenities including schools, shops, doctors' surgery, post office and village halls, all of which are within walking distance. Further amenities can be accessed both in the town centre and on the nearby Hardwick Retail Park with regular bus services operating in & out of the area. There are a wide range of sporting opportunities available in the vicinity with King's Lynn Golf Club & Wootton Rugby Club within a 5 minute drive, along with tennis, cricket and sailing clubs in nearby villages. King's Lynn benefits from a mainline railway with frequent services to London Kings Cross via Ely & Cambridge and the A47 trunk road provides access to the cities of Norwich & Peterborough (both around 1 hour). The surrounding delightful Norfolk countryside is on the doorstep with Royal Sandringham and Castle Rising neighbouring and the well renowned Norfolk Coastline with its broad sandy beaches is also close by. **38 Avon Road** is a larger than average, generous sized 4 bedroom detached residence in a favourable position off Nursery Lane. The property has been well maintained with gas fired radiator central heating & double glazing and provides comfortable family accommodation with the flexibility for a new owner to update to suit their own requirements. The accommodation comprises;

Entrance Porch

With UPVC front entrance door, UPVC inner door and tiled floor.

Entrance Hall

With BT telephone point, radiator with thermostat and understairs cupboard.

Living Room 16' 7" x 11' 9" (5.05m x 3.58m)

With brick fireplace, gas fire, television aerial point and radiator with thermostat. Open to

Dining Area 14' 11" x 9' 10" (4.55m x 3m)

With radiator with thermostat.

Kitchen 15' 11" x 9' 10" (4.85m x 3m)

With fitted wall & base units, fitted worktops, sink with drainer & monobloc tap, high level electric double oven, electric hob with extractor over, point & space for a washing machine, point & space for a dishwasher, tiled surrounds, radiator with thermostat and programmer for CH & HW.

Side Vestibule

With UPVC external door.

Downstairs WC

With low level WC and hand basin with electric water heater.

Stairs to First Floor Landing

With storage cupboard housing hot water cylinder & immersion, storage cupboard with shelving and radiator with thermostat.

Bedroom 1 16' x 14' 2" (4.88m x 4.32m)

With cupboard & locker above, BT telephone point and radiator with thermostat.

Bedroom 2 14' 2" x 11' 9" (4.32m x 3.58m)

With cupboard & locker above and radiator with thermostat.

Bedroom 3 15' 3" x 9' 11" (4.65m x 3.02m)

With cupboard & locker above, hand basin with storage below & tiled surrounds and radiator with thermostat.

Bedroom 4 10' x 9' 11" (3.05m x 3.02m)

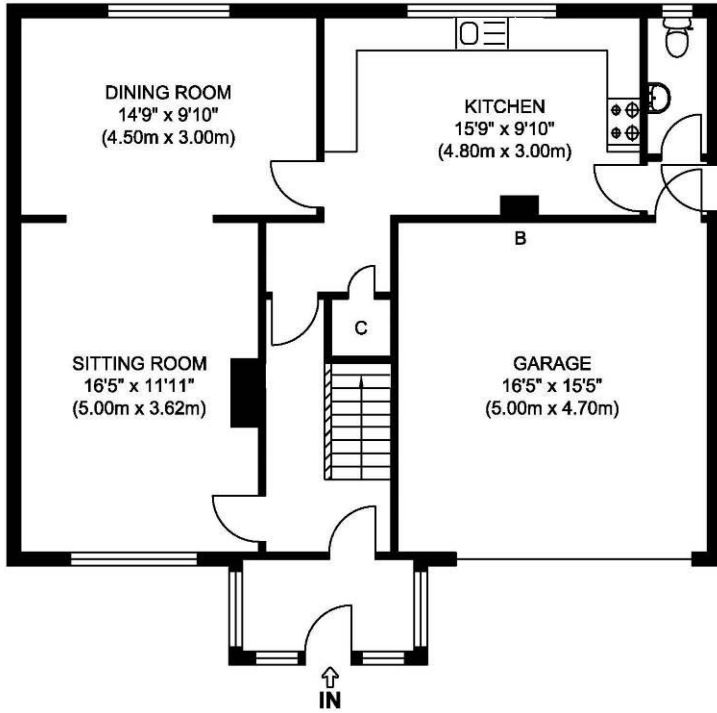
With cupboard & locker above, television aerial point and radiator with thermostat.

Bathroom 8' 5" x 5' 11" (2.57m x 1.8m)

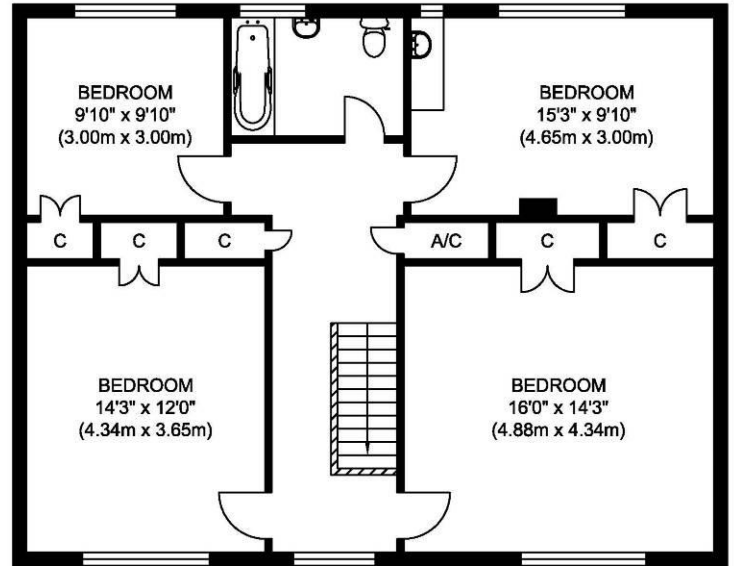
With low level WC, pedestal hand basin, panelled bath with mixer taps & handheld extension, tiled walls and radiator.

Outside

Accessed from Avon Road, the front of the property benefits from a brick weave driveway providing access to the integral **Garage 16' 3" x 15' 8" (4.95m x 4.78m)** with electric up & over door, gas boiler, lighting & power. The remainder of the front is laid to lawn. A pathway at the side of the house leads to the rear garden which is also laid to lawn with a variety of established bushes, shrubs and timber summerhouse.



GROUND FLOOR

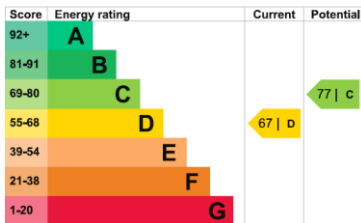


FIRST FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE 1858.92 SQ.FT. (172.70 SQ.M.)

38 Avon Road, South Wootton, Kings Lynn PE30 3LS

Illustration for identification purposes only, measurements are approximate, 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 "D" with a current annual charge of £2,107.41, 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.

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.

LANDLES

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