

**LANDLES**



**10 Melford Close | South Wootton | King's Lynn**



**The detached 4 bedroom extended residence situated in a quiet cul-de-sac in South Wootton – close to local amenities.**

*Immaculately presented with bespoke painted kitchen & fitted wardrobes, oak flooring and fitted shutters.*

*Many improvements carried out in recent times.*

**PLUS: Additional garden area to rear**

**NO ONWARD CHAIN**

**Purchase Price £450,000**

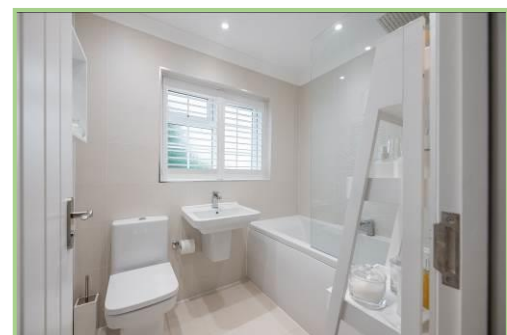
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- Entrance Hall
- Living Room
- Study / Second Reception
- High Spec Kitchen / Diner
- Downstairs WC
- Stairs to First Floor Landing



- 4 Bedrooms, 1 Ensuite
- Family Bathroom
- Rear Garden
- 25' Garage & Driveway
- High Specification
- No Onward Chain

**South Wootton** is a well-established sought after residential location to the Northern edge of King's Lynn with Melford Close forming part of the development of family houses off Sandy Lane. This is an excellent position for easy access to a good range of local amenities including walks in the nearby woods, nearby Asda supermarket and fuel station, farm shop, leisure facilities, local schools and sports clubs and the amenities of the town are only a short drive. **10 Melford Close** is offered to the market in exceptional order and specification with the current owners having carried out extensive upgrades in recent times to include replacement Baxi boiler, replacement first floor and entrance hall Stelrad column radiators with Eastbrook thermostatic valves, plantation shutters to windows throughout fitted by The Norfolk Shutter Company, replacement doors, uPVC fascias and guttering, oak flooring to first floor, replacement main bathroom and en-suite using Roca, Merlyn & Hudson Reed and Sharps bespoke fitted wardrobes to bedrooms. The house is recently decorated throughout being bright and airy with Farrow & Ball and Little Greene paints and is all well maintained. The Bespoke Kitchens etc painted fitted kitchen with granite work tops is a particular feature and provides for a luxury feel. Outside the grounds are laid for ease of maintenance with brick weave to the front leading to the long side driveway and garage. To the rear is a feature brick weave patio and a particularly realistic artificial grass area. The property has a ground floor brick and hipped tiled roof extension leading off the living room with the patio doors to the garden.

Note: The vendors have recently acquired **ADDITIONAL LAND** directly to the rear of the plot and extending to the left. An access needs creating through the existing rear fence. This would make an ideal area for a vegetable plot, children's play area or for dogs. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPECIFICATION.**

#### Entrance Hall

With UPVC entrance door, oyster quartzite floor tiles, column radiator and stairs to first floor landing.

#### Living Room 20' 7" x 11' 10" (6.27m x 3.61m)

With wood flooring, fitted window shutters, fireplace with gas fire, stone surround & marble hearth, television aerial point, BT telephone point, radiator with decorative cover and French doors to study/second reception.

#### Study / Second Reception 11' 3" x 10' (3.43m x 3.05m)

Dual aspect with UPVC French doors to the garden, wood flooring and radiator.

#### Kitchen / Diner 22' 9" x 13' 9" (6.93m x 4.19m) (max)

With bespoke kitchen comprising of fitted wall & base units with curved edges, granite & wooden worktops, tall larder cupboard, 2 bowl Shaws original butler sink with monobloc tap & Monarch water softener, integrated Bosch dishwasher, integrated Bosch undercounter fridge, point & space for a range cooker with extractor above and mirrored splashback, point & space for an integrated washing machine, oyster quartzite floor tiles, ceiling spotlights and UPVC rear door. Dining Area - Built in solid oak table, window seat with furnishings dressed in Vanessa Arbuthnott fabrics and storage under, understairs cupboard, points for wall lights, fitted window shutters, radiator with decorative cover and room thermostat for Hive heating system.

#### Downstairs WC

With low level Burlington WC, Burlington vanity basin unit with cupboard under and tiled surround, oyster quartzite floor tiles, radiator, and window with fitted shutter.

#### Stairs to First Floor Landing

With wooden flooring, oak stair treads, airing cupboard and hatch to roof space.

#### Bedroom 1 11' 1" x 10' 6" (3.38m x 3.2m)

With wooden flooring, bespoke fitted wardrobes with LED light plinth, column style radiator, ceiling spotlights and fitted window shutter.

#### Ensuite

With low level WC, vanity basin unit with drawers under & Hudson Reed tap, shower enclosure with Hudson Reed thermostatic multi-function tower shower & Merlyn Series 8 concertina glazed doors, tiled walls, tiled floor, ceiling spotlights, fitted window shutter, ladder radiator and extractor.

#### Bedroom 2 12' x 10' 3" (3.66m x 3.12m)

With wooden flooring, bespoke fitted wardrobes with LED light plinth, column radiator, ceiling spotlights, and fitted window shutter.

#### Bedroom 3 10' x 8' 11" (3.05m x 2.72m)

With wooden flooring, storage cupboard fitted as a bespoke wardrobe, column radiator, ceiling spotlights, and fitted window shutter.

#### Bedroom 4

9' 1" x 6' 7" (2.77m x 2.01m)

With wooden flooring, column radiator, tv aerial point and fitted window shutter.

#### Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

With low level Roca WC, Roca hand basin with monobloc tap, panelled bath with Hudson Reed thermostatic shower & rainfall head, tiled walls, tiled floor, ladder radiator, ceiling spotlights, extractor and fitted window shutter.

#### Outside

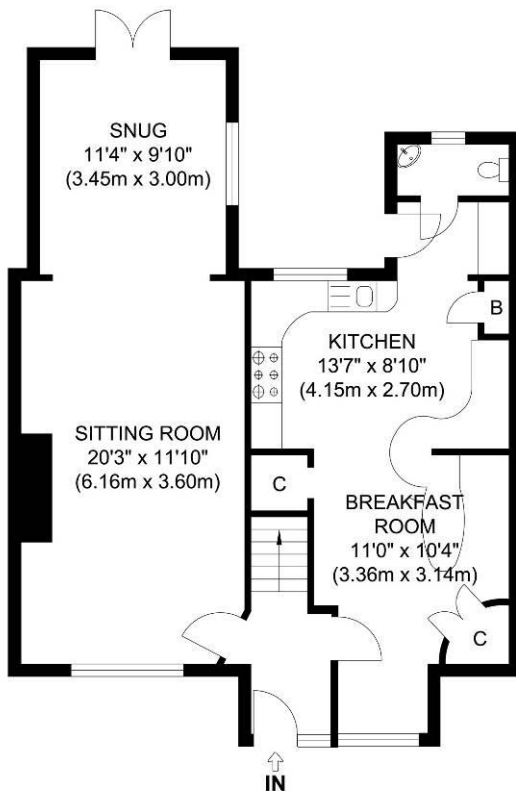
With brick weave to the front and long side driveway to the double length garage. Rear garden has feature brick weave patio and realistic artificial grass area from Cambridge Artificial Grass.

#### Double Length Garage

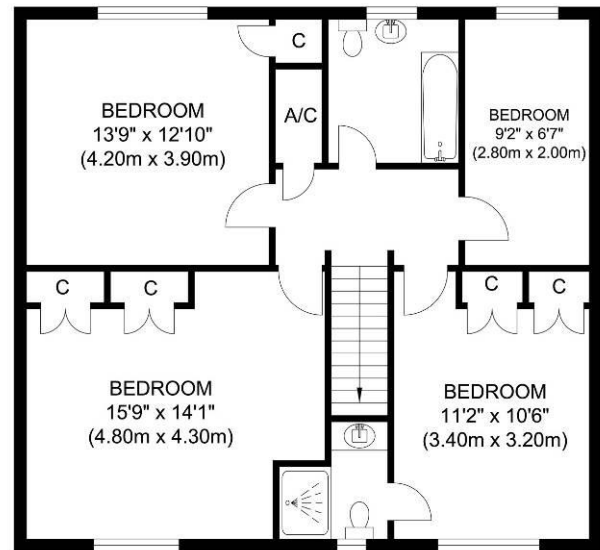
25' x 8' (7.62m x 2.44m)

With remote controlled electric roller door, personal door, window, and lighting.





GROUND FLOOR

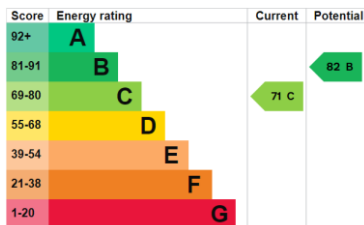


FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1523.52 SQ.FT. (141.54 SQ. M.)

**10 Melford Close South Wootton King's Lynn PE30 3XH**

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.

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**LANDLES**

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