



38 Hayfield Road | North Wootton | King's Lynn



The semi-detached 3 bedroom family residence set in a cul-de-sac of similar properties within sought after North Wootton.

Recently benefitted from upgrades including solar panels with 5kw battery storage and air source heat pump

Well maintained, low maintenance South facing garden.

Purchase Price £270,000

Folio: H/419ts





- Porch
- Living Room
- Breakfast Kitchen
- Conservatory
- Study
- Ground Floor Shower Room



- 3 Bedrooms
- Shower Room
- South Facing Rear Garden & Driveway to Front
- New Solar Panels & Battery Storage – EPC Band B
- Air Source Heat Pump

The Woottons are a popular residential location situated around 4 miles to the North of King's Lynn. Sought after for their convenient position, the immediate area is well stocked with a range of amenities including primary school, pre-school, doctors surgery, pharmacy, mini-market, salon and village hall to name a few. Being a large village, there are various walking opportunities in Wootton Park and through the woods to the neighbouring conservation village of Castle Rising with castle dating back to the 12th century. There are also various sporting opportunities with King's Lynn Golf Club, West Norfolk Rugby Club, Castle Rising Cricket Club and the Lynnsport facility all being only a short distance away. The town of King's Lynn further provides a range of facilities both in the town centre and on the nearby Hardwick Retail Park well stocked with larger, national retailers. Once part of the Hanseatic League and known for its two impressive market squares, **King's Lynn** sits on the banks of the River Great Ouse and boasts a wealth of history. There are various eateries with those on the Saturday Market Place and South Quay being particularly popular and entertainment available at the Corn Exchange with frequent performances. Transport links into the area are good with a mainline railway to London Kings Cross via Ely & Cambridge, A47 to the nearby cities of Norwich & Peterborough and A149 leading round to the West Norfolk & North Norfolk coastline via Royal Sandringham. **38 Hayfield Road** is a 3 bedroom semi-detached house situated at the end of a cul-de-sac of similar properties in the centre of the North Wootton. The property is positioned within a 5 minute walk of the local primary school and has recently benefitted from some valuable additions including an air source heat pump and solar panels with a 5kw battery storage. The current owners have also had the attached garage converted to now form a useful study and downstairs wetroom. Well kept throughout, there is UPVC double glazing, a delightful low maintenance rear garden and off road parking to the front on the brickweave driveway.

Entrance Porch

With UPVC & glazed front entrance door, coat cupboard and radiator. Door to;

Living Room 14' 10" x 13' 11" (4.52m x 4.24m)

With wood effect flooring, 3 radiators, fireplace with electric feature fire & wooden surround and television aerial point.

Breakfast Kitchen 14' 10" x 9' 5" (4.52m x 2.87m)

With fitted wall & base units, woodblock worktops with inbuilt drainer, Belfast ceramic sink with mixer tap, electric oven, electric hob with extractor above, point & space for a slimline dishwasher, point & space for a washing machine, integrated fridge/freezer, tiled surrounds, clad ceiling with downlighters and thermostat for central heating system.

Conservatory 11' 6" x 10' 9" (3.51m x 3.28m) (max)

With dwarf brick walls, UPVC double glazing, French doors to the garden, tiled floor and radiator. Original polycarbonate roof with insulation installed and finished with clad ceiling.

Lobby

With cupboard housing hot water cylinder.

Study 7' 5" x 7' 5" (2.26m x 2.26m)

With wood effect flooring, radiator, cupboard and hatch to roof space.

Downstairs Wetroom

With low level WC, vanity hand basin unit with mixer tap & cupboard beneath, Aqualisa thermostatic shower with rainfall & handheld heads, tiled wetroom floor with drain, towel radiator, wall & ceiling cladding and extractor.

Stairs to First Floor Landing

With hatch to roof space.

Bedroom 1 12' 3" x 8' 1" (3.73m x 2.46m) (max)

With fitted wardrobes and radiator.

Bedroom 2 11' 2" x 8' 1" (3.4m x 2.46m) (max)

With fitted wardrobes and radiator.

Bedroom 3 7' 5" x 6' 6" (2.26m x 1.98m)

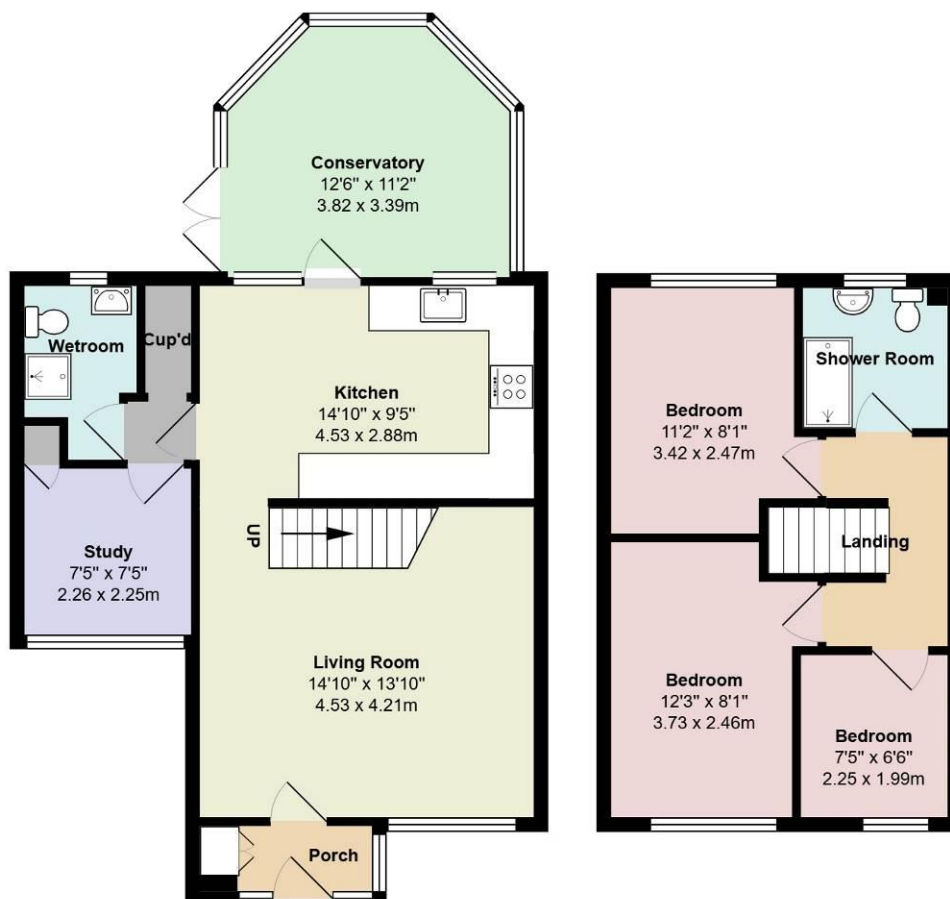
With wood effect flooring and radiator.

Shower Room 6' 5" x 6' 3" (1.96m x 1.91m)

With vanity unit suite with WC and hand basin with mixer tap, shower cubicle with Aqualisa thermostatic shower with rainfall & handheld heads and sliding glazed door, wood effect flooring, wall & ceiling cladding, ceiling spotlights and towel radiator.

Outside

To the front of the property there is a brickweave driveway providing off street parking for 2 cars. To the rear, the garden is delightfully bright facing South and has been laid mostly to paving. There are low maintenance borders containing some established specimen plants which include acers, camellia, bay, clematis and an apple tree. Boxes made from sleepers contain a small fish pond with planter and there are 2 sheds, both with power connected.



38, Hayfield Road, North Wootton, King's Lynn, Norfolk PE30 3RT

Total Area Approx: 981 ft² ... 91.2 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Mains water, electricity & drainage 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 "B" with a current annual charge of £1,795.35, 2025/2026.

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.

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