

67 Ullswater Avenue, South Wootton, King's Lynn, PE30 3NJ

DRAFT DETAILS

07267



*** Detached house * 4 Bedrooms * Ensuite * Double garage *
* Cul-de-sac * Popular location ***

£359,000



ESTATE AGENTS
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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this very well presented, 4 bedroom detached house which has been much improved by the current owner. The house boasts excellent family accommodation which briefly comprises: entrance hall, W.C., 21ft3 lounge with feature fireplace and French doors to the rear garden, dining room, kitchen with fitted fridge/freezer, dishwasher, oven and hob and a door to the utility room. To the 1st floor are 4 well-proportioned bedrooms and a family shower room with the master bedroom boasting an ensuite bathroom. The house also benefits from air conditioning.

Outside to the front of the house is a large, herringbone, brick-weave drive which offers ample private parking which in turn leads to the double garage. The rear garden is laid mainly to lawn with a vast array of shrubs and trees, a patio area and a garden shed, summerhouse and glasshouse.

N.B. There is a planning application in on the land to the rear of this property, please visit KLWNBC planning for more information.

Council Tax Band: .

EPC RATING: D

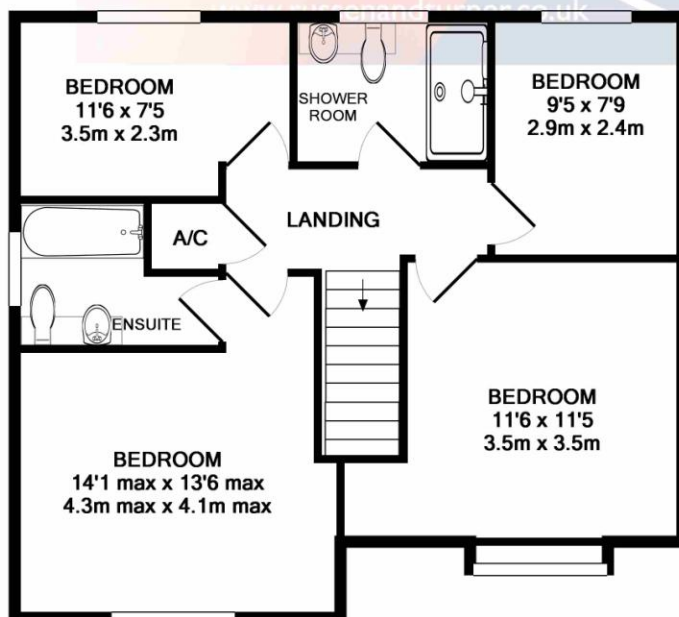
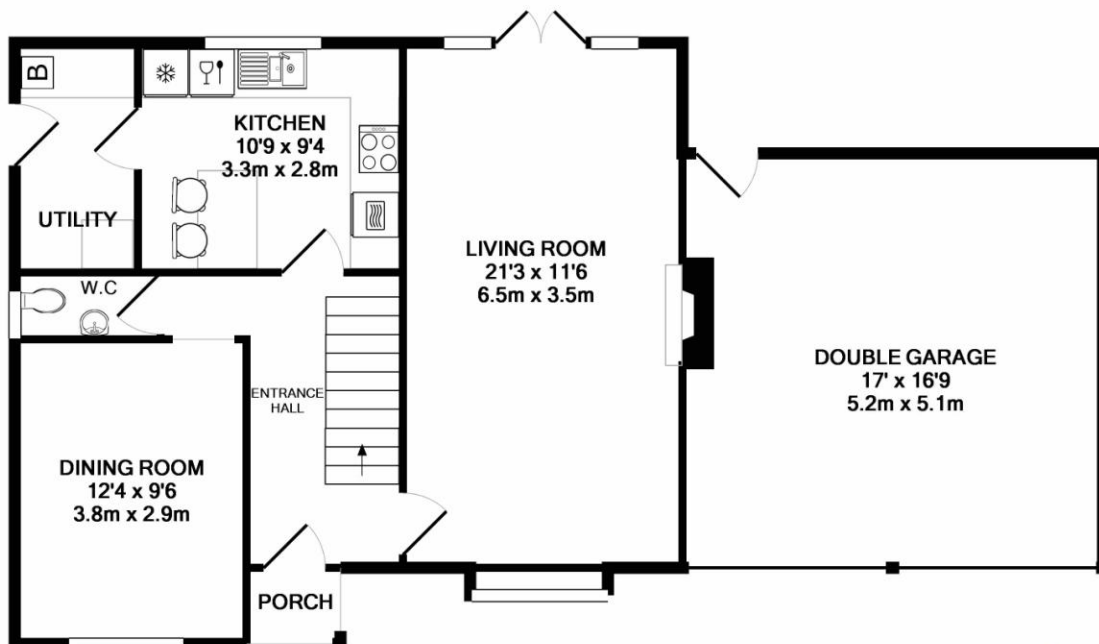
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1529 SQ.FT. (142.0 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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