



12 CONISTON CLOSE
South Wootton, Kings Lynn, PE30 3NL

BROWN & CO

DESCRIPTION

Brown & Co are delighted to offer a substantial detached property in South Wootton. First hand inspection of this beautifully presented home is essential to see the internal layout and quality of lifestyle it affords the occupant. The house benefits from a number of notable features such as a superb extension, exemplary gardens, solar panels on a feed in tariff (see agents note) and set in a peaceful location.

South Wootton is a popular suburb of Kings Lynn. The picturesque village green, duck pond and local pubs The Swan and Deers Leap are all close at hand. The area is well known for its relaxed village life along with excellent amenities close to hand such as supermarkets and schooling. Also, the property is only 3 miles from King's Lynn town centre and the mainline station to Ely, Cambridge and London. This particular house has an enviable position. The road has no passing traffic being a cul-du-sac and it is very peaceful and only a short walk from local woodlands and also supermarket, fish and chip shop and pharmacy. Sandringham Royal Estate is only 4 miles with Hunstanton beach only a touch further at 19 miles.

The quality of the house is evident as soon as you arrive. The driveway is finished in an attractive block paving with immaculate front garden. Access is possible to the rear via a path and there are remotely operated insulated roller doors to the double garage.

Stepping inside there is a reception hallway with access to the garage, study, sitting room with gas fire and bay window and the dining room. Also the staircase to the first floor and wc. The dining room has been made open plan to the kitchen and they are wonderful linking rooms with south

aspect and natural light. The kitchen alone is an impressive 5m x 3m. Also, the vendors have a garden room which an excellent size with panoramic views over the rear.

On The first floor there are five bedrooms positioned off the landing. The master bedroom is an absolutely brilliant space created by the vendors over the garage as part of the extension. The suite comprises a large 30m2 bedroom, dressing room and en-suite with French doors and side panes with Juliet balcony to over-looking the rear garden. Also the family bathroom is of note which has been stunningly fitted with travertine marble tiling, fitted bath, shower and white sanitary ware.

At the rear of property there is a beautifully maintained rear garden with a newly laid patio terrace where the vendors enjoy entertaining family. The garden has central lawn with borders and well defined boundaries. There is also an insulated potting shed.

AGENTS NOTES

The house benefits from 8 x REW Solartech GmbH solar panels. The feed in tariff is transferrable to the new owner (held with EDF Energy) and produces approximately £1000 income per year as well as free day time electricity. The panels were installed February 2012 on a 25 year contract.

Viewing is by appointment only please contact the office on 01553 770771.

SERVICES

Services: Gas central heating and all mains services
Council Tax Band: D

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

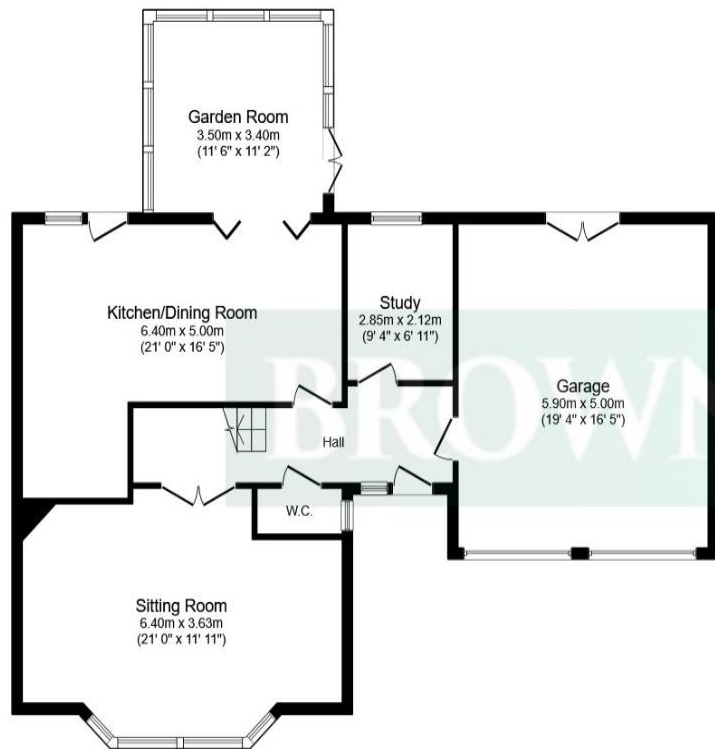
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

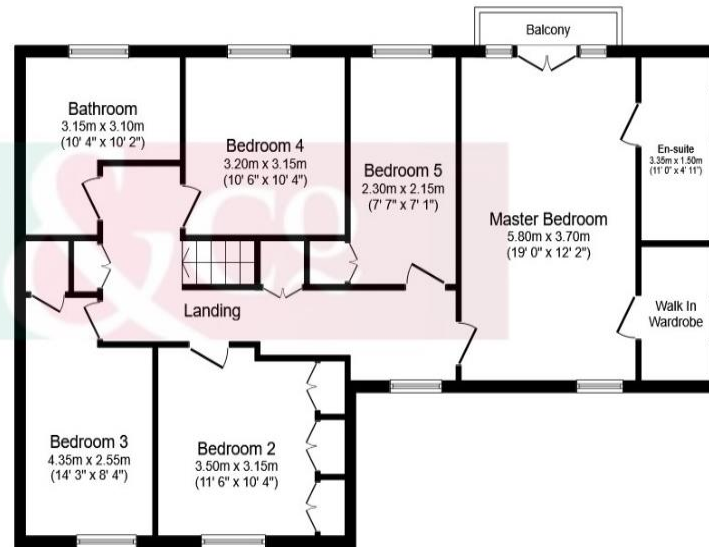
- Five bedroom detached house
- Desirable village location
- Excellent amenities close by
- Off road parking
- Open plan kitchen and living room
- Large driveway
- Garage
- Beautiful rear garden
- Simple onward chain







Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com

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