



THE COACH HOUSE

12 Church Lane, South Wootton, Norfolk, PE30 3LJ

BROWN & CO

Description

Brown & Co are delighted to offer a beautifully presented and cleverly extended former coach house in the heart of South Wootton offering an impressive five first floor bedrooms including a stunning master suite and potential for self-contained ground floor accommodation making the house suitable for multi-generational living. First hand inspection is absolutely essential to fully appreciate everything the house offers.

The setting.

South Wootton is one of West Norfolk's most desirable villages known for its strong community and laid-back village life which is also close to the town and amenities of Kings Lynn including mainline train station to Ely, Cambridge and London which is under three miles away. The green, duck pond and local well supported pub The Swan are just a few minutes' walk away.

The house.

The house is approached by a driveway which leads to a parking area and access to the double garage with remotely operated door. The garage has integral door to the house and the main front door also leads to the reception hallway. Here, there is a boot room, shower room/wc and access to the open plan kitchen and also the games and garden room. This superb space is nearly 7m in length and has double doors to garden, much loved by the occupants as an excellent family space. The kitchen is open plan to a breakfast/dining room and also has a sizeable utility room. Throughout

the house there are bespoke latch and brace oak doors with handmade ironmongery and the one in the dining room leads to a spacious sitting room with wood burning stove. Also, from here one can enter the first of two extensions added by the owners. A single-story conversion of a former garage now forms a downstairs study, bedroom and en-suite shower room. This area was designed to be occupied by a relative and still suits this purpose. It has doors to the side gardens and is easily possible to have its own front door making it particularly suitable for teenagers or extended family.

First floor

Upstairs there are five bedrooms. The second extension added by the vendors was the double garage which has a breathtaking master suite which is approximately 38m² including a dressing room and en-suite. There is also a family bathroom and all the bathrooms are beautifully finished and in superb order.

The gardens

Outside there is a rear garden which catches long hours of sun and is entirely enclosed and private. Here there is a patio, lawn and borders with an attractive summerhouse.

The house is offered with no upward chain.

SERVICES

Services: Gas central heating, mains drainage
Council Tax Band: E

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

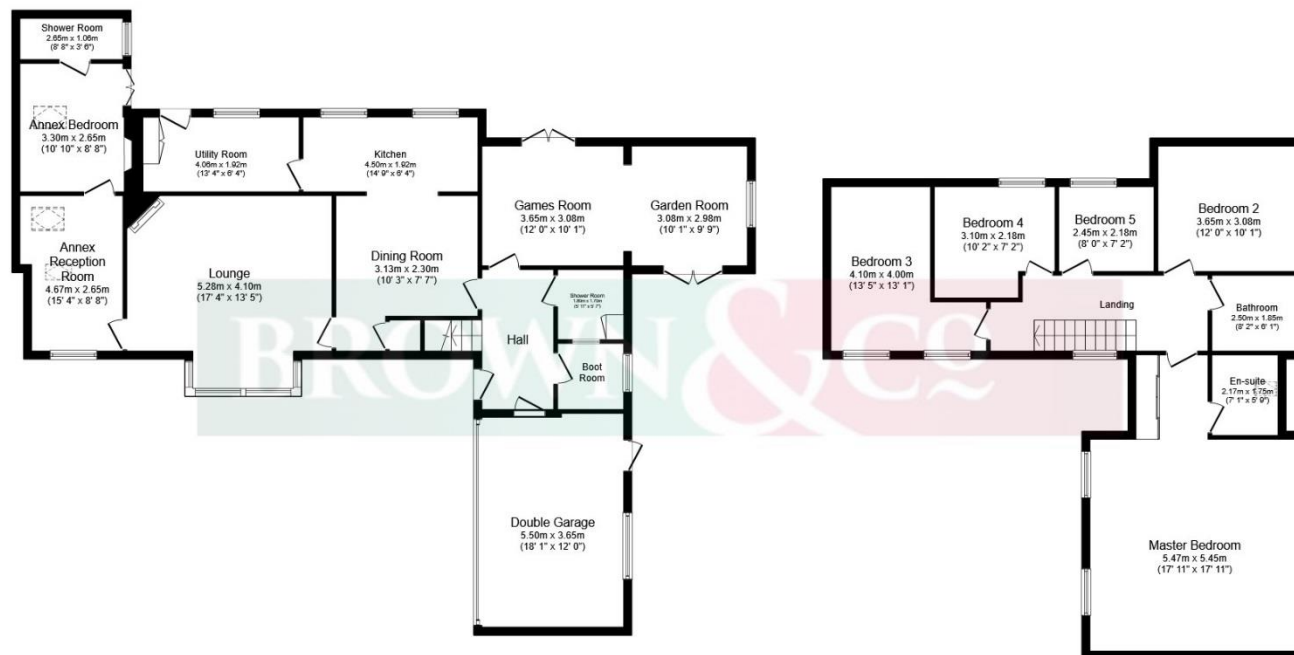
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

- Five-bedroom detached house
- Desired village location
- Double garage
- Open plan kitchen
- Bespoke finish
- Extended by current owners
- Multi-generational family living
- Impressive master suite
- NO 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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