

DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer way, continue onto Grimston Road, turn right at Langley Road then left onto Stody Drive where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



26 Stody Drive South Wootton King's Lynn Norfolk PE30 3UQ

**THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

South Wootton

£220,000 Freehold



ENTRANCE HALL

CLOAKROOM

Two piece suite comprising wash hand basin and w.c.

6'1 x 2'3 (1.85m x 0.69m)

LOUNGE

Window to front aspect.

16'4 max x 13'7 max (4.98m max x 4.14m max)

DINING ROOM

Underfloor heating. Window to rear aspect. Double doors to rear garden. Skylight.

11'4 x 6'9 (3.45m x 2.06m)

KITCHEN/BREAKFAST

Wall, base and drawer units. Breakfast bar. Integrated gas oven and hob. Space for washing machine, dishwasher and fridge/freezer. Window to rear aspect. Door to side aspect.

16'4 x 8'7 (4.98m x 2.62m)

LANDING

BEDROOM 1

Fitted wardrobes. Radiator. Window to front aspect.

11'3 to wardrobe x 9'10 (3.43m to wardrobe x 3.00m)

BEDROOM 2

Radiator. Window to rear aspect.

9'9 x 9'4 (2.97m x 2.84m)

BEDROOM 3

Radiator. Window to front aspect. Fitted desk. (Currently used as a study)

6'6 x 6'4 (1.98m x 1.93m)

BATHROOM

Newly fitted three piece suite comprising bath with shower over, wash hand basin and w.c. Window to rear aspect.

6'4 x 5'5 (1.93m x 1.65m)

GARAGE

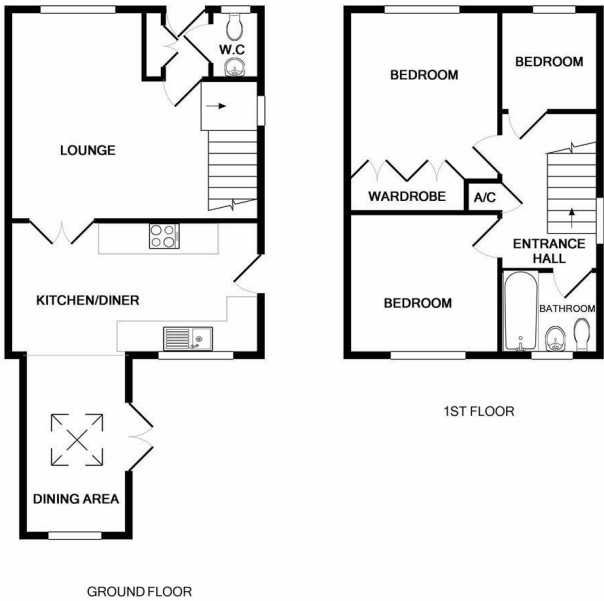
FRONT GARDEN

Laid to brickweave with parking for approx two cars, decorative palm tree and secure gated leading to the garage.

REAR GARDEN

Low maintenance with raised borders with a variety of plants and bushes. Power point and water supply. Further secure parking.

We are delighted to offer this immaculately presented three bedroom semi detached house with garage and driveway. The property benefits from a recently fitted gas central heating, underfloor heating to the extension and uPVC double glazing throughout. The accommodation is arranged over two floors comprising entrance hall, cloakroom, lounge, dining room and stunning kitchen/breakfast on the ground floor with three bedrooms and modern bathroom on the first floor. Front garden is laid to brickweave with parking for approx two cars, decorative palm tree and secure gate leading to the garage and further parking. Enclosed low maintenance rear garden with raised borders with a variety of plants and bushes. Power point and water supply. No Upward Chain.



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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