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COMMERCIAL PROPERTY SURVEYORS & VALUERS
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ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187

9 Beech Avenue, South Wootton,
King's Lynn, PE30 3JR

04369



* Detached house * 4 Double bedrooms * 2 Receptions * Conservatory *
* Double garage * Popular location *

£337,500



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 bring to the market this beautifully presented, 4 bedroom, detached, family house which is set in the popular village of South Wootton. The property is nicely set back from the road on a generously sized plot and offers accommodation which briefly comprises: entrance lobby with door to the garage and the hallway which has parquet flooring, stairs to the 1st floor and a door to the W.C., a large lounge with feature fireplace and French doors to the dining room which in turn has French doors to the rear garden, kitchen with a range of fitted units including a fitted oven and hob and a door to the conservatory. To the 1st floor are 4 well-proportioned bedrooms and a superb family bathroom with a contemporary 4 piece suite.

Outside to the front of the house is a generous lawned area with a brick-weave drive offering ample private parking leading to the double garage which has power and light. A 5-bar-gate at the side leads to the beautiful, well-stocked rear garden which is laid to lawn with a vast array of mature shrubs and flowers to the borders as well as a shingled and patio area all of which is surrounded by a panelled fence to the boundaries.

Council Tax Band: E.

EPC RATING: D

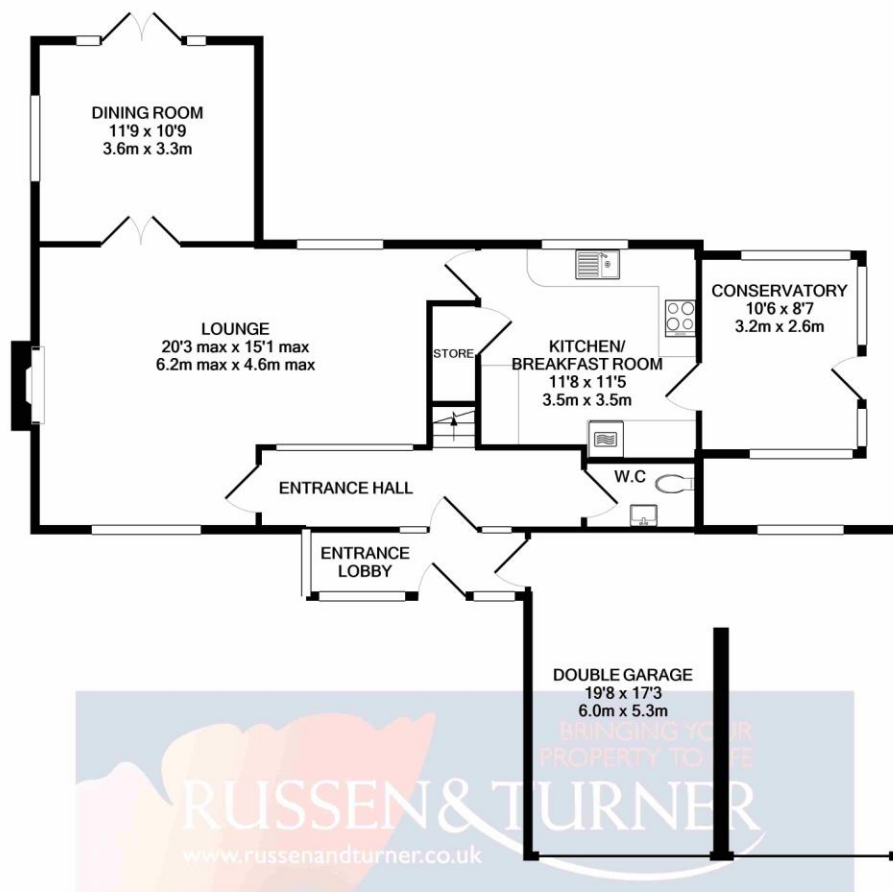
LOCATION:

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.

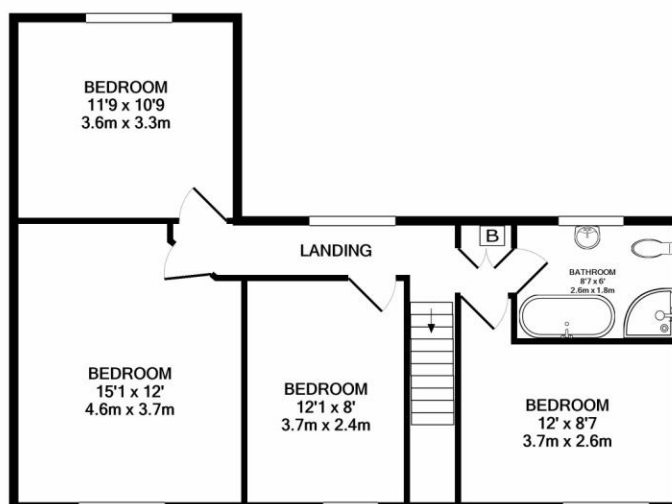
HOW WE CAN HELP:

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.





GROUND FLOOR
APPROX. FLOOR
AREA 1123 SQ.FT.
(104.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1778 SQ.FT. (165.2 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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

