

3 Walton Close, South Wootton, King's Lynn, PE30 3TW

16766



*** Detached House * 4/5 Bedrooms * 1/2 Reception Rooms *
* Popular Location * No Onward Chain * Gas Central Heating ***

£335,000



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 and Turner are delighted to offer to the market this 4/5 bedroom, detached family home in the ever popular South Wootton.

Offered to the market with no onward chain and set in a cul-de-sac this home offers an abundance of flexible, family accommodation. The porch leads you into the light and airy hallway with stairs to the first floor. The 18ft living room has a modern fireplace and double doors that open out into the rear garden. The kitchen/diner offers a large amount of storage, gas hob and double electric oven and opens into the utility area and door that opens into the garden. Off of the utility area is a second reception room that is currently being used as an additional bedroom. Back off of the hallway you will find a downstairs W.C.

To the first floor and off of the landing are the four well proportioned bedrooms and the family bathroom with modern and stylish three piece fitted suite and shower over the bath.

To the front of the property is a garden laid to lawn and off-road parking for multiple vehicles. The rear garden offers a good degree of privacy and is laid mainly to lawn with a patio area that would be an ideal space for entertaining friends and family.

The home is fully PVCu double glazed and has gas central heating.

Council Tax Band: D.

EPC RATING: D

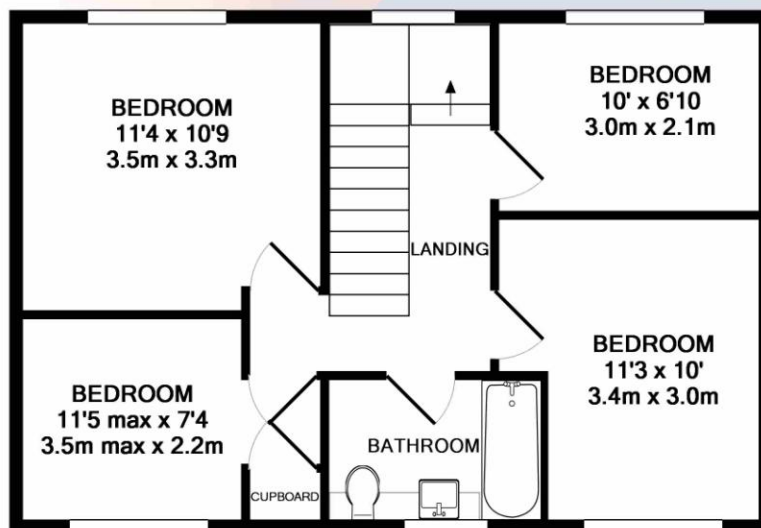
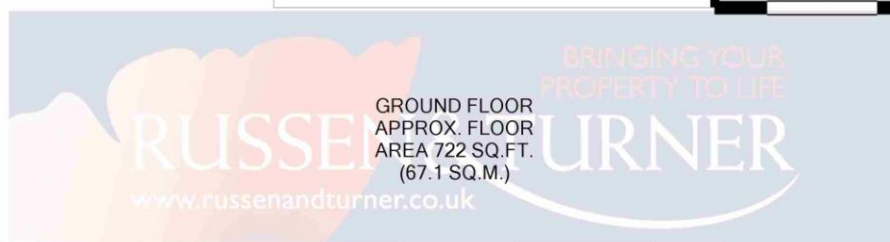
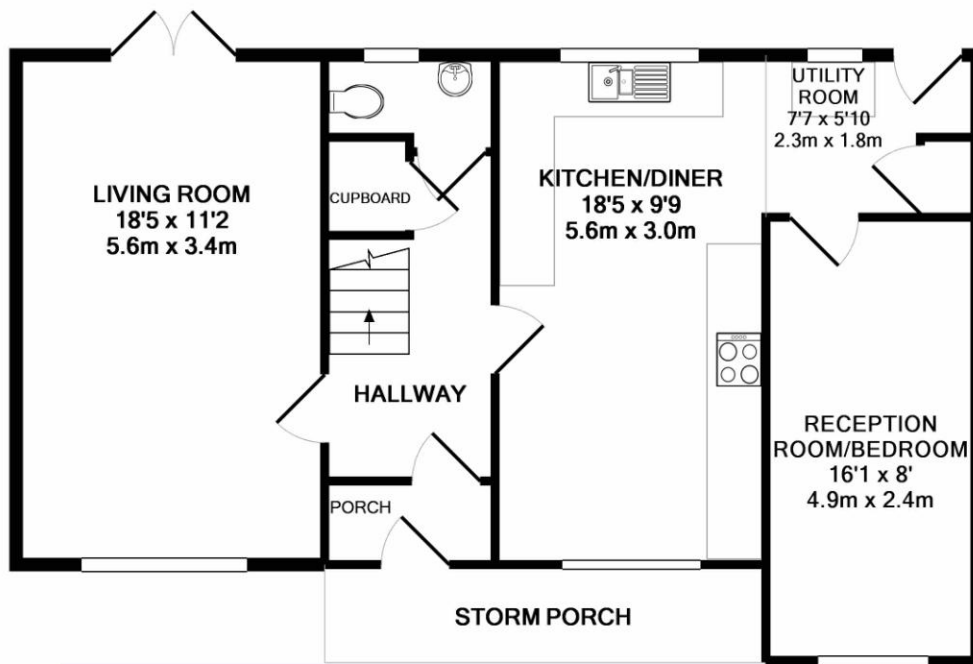
LOCATION:

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 498 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 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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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.

