



DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road where the property can be found on the left hand side and be 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		69	79
(55-68) D			
(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		64	73
(55-68) D			
(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.



205 Wootton Road King's Lynn Norfolk PE30 3AB

SPACIOUS & EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£275,000 Freehold



ENTRANCE HALL Boiler cupboard. Window to side aspect. Stairs to first floor.	8'9 max x 7'7 max (2.67m max x 2.31m max)
LOUNGE Fireplace. Bay window to front aspect.	13'6 x 12'10 into bay (4.11m x 3.91m into bay)
KITCHEN/DINER Wall, base and drawer units. Integral dishwasher. Neff oven and hob. Telephone point. Windows to side and rear aspects.	26'3 max x 13'6 max (8.00m max x 4.11m max)
UTILITY Underfloor heating. Space for washing machine and tumble dryer. Wall and base units. Basin.	11'0 x 5'6 (3.35m x 1.68m)
DOWNSTAIRS BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Heated towel rail. Under floor heating. Window to side aspect.	11'1 x 6'6 (3.38m x 1.98m)
CONSERVATORY Underfloor heating. French doors to rear. Side door.	15'10 x 12'10 (4.83m x 3.91m)
BEDROOM 1 Built-in wardrobe. Telephone point. Window to front aspect.	13'6 x 9'10 (4.11m x 3.00m)
BEDROOM 2 Built-in wardrobe. TV Point. Windows to side and rear aspects.	11'6 x 10'5 (3.51m x 3.18m)
BEDROOM 3 TV Point. Window to rear aspect.	12'6 x 11'1 (3.81m x 3.38m)
STUDY/BEDROOM 4	8'8 x 7'7 (2.64m x 2.31m)
SHOWER ROOM Three piece suite comprising corner quad shower, wash hand basin and w.c. Heated towel rail. Window to side aspect.	5'10 x 5'8 (1.78m x 1.73m)
FRONT GARDEN Laid to lawn with trees. Gravel driveway with parking for multiple vehicles.	
REAR GARDEN Mainly laid to lawn with shrubs and trees. Patio area. Garden shed.	

A wonderful opportunity to purchase this incredible family home on the highly desirable Wootton Road. The current owners have extended the property to create a fantastic amount of living space on both floors. The downstairs comprises of an entrance hall that was an addition to the original property, which gives access to a comfortable and cosy lounge to the front and a large kitchen diner to the rear that leads on to a utility area and generous size bathroom before then leading into a beautiful conservatory with double glazed roof and doors leading out onto a good size garden. Upstairs offers three double bedrooms, shower room and a study, that could easily be used as a fourth bedroom. The driveway to the front can provide parking for multiple vehicles. Call us to book a viewing.





