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Wootton Road, King's Lynn, Norfolk

A beautifully renovated and extended home, close to town and amenities.

- Unique character • Lounge with beams & fireplace • Kitchen with vaulted ceiling & bi-fold doors
- Attic room with exposed brick chimney breast • Summer house
- Enclosed rear garden



DESCRIPTION

A two bedroom + attic room terrace house situated in a convenient location close to many local amenities including supermarkets, library, take away and schools.

The accommodation comprises on the ground floor of lounge, kitchen extension & bathroom. Upstairs is master bedroom, a further bedroom and stairs to the attic room. There is a rear garden that is enclosed.

DIRECTIONS

Leave King's Lynn heading towards Gaywood. Take the turning left after the Gaywood clock onto "Wootton Road", where the property can be found on the right hand side. For parking, use the Tesco turning before the Gaywood clock and park near library.

LOCATION

Only a few minutes' drive/bus journey from King's Lynn town centre, this home is situated close to the shopping area of "Gaywood" with schools, healthcare centre and hospital nearby.

ACCOMMODATION

LOUNGE

Window to front, beams, fireplace.



KITCHEN

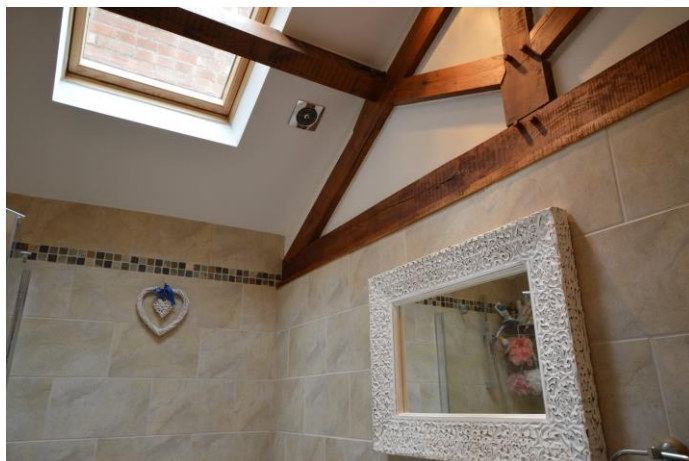
Bi-fold doors to rear, range of wall and base units, space for fridge freezer, vaulted ceiling with velux style window.

BATHROOM

Bath with shower over, low level WC, basin. Vaulted ceiling with velux style window.

LANDING

Doors to bedroom and staircase to attic room.



MASTER BEDROOM

Window to front, built in wardrobes.

BEDROOM 2

Window to rear.

ATTIC ROOM

Feature exposed brick chimney breast, velux style windows, tv point.



OUTSIDE

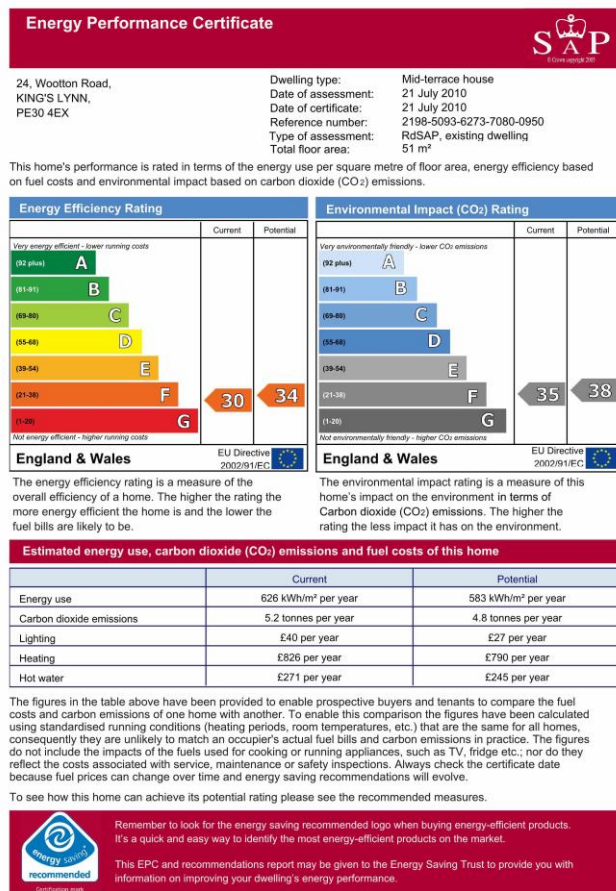
The enclosed rear garden is mainly laid to lawn with pond & summerhouse with power and lighting and a veranda.





AGENTS NOTES

Please call the agents to discuss the following in more detail.



SERVICES

Oil fired central heating

Mains electricity, water and drainage.

Council Tax Band

Tenure: Freehold.

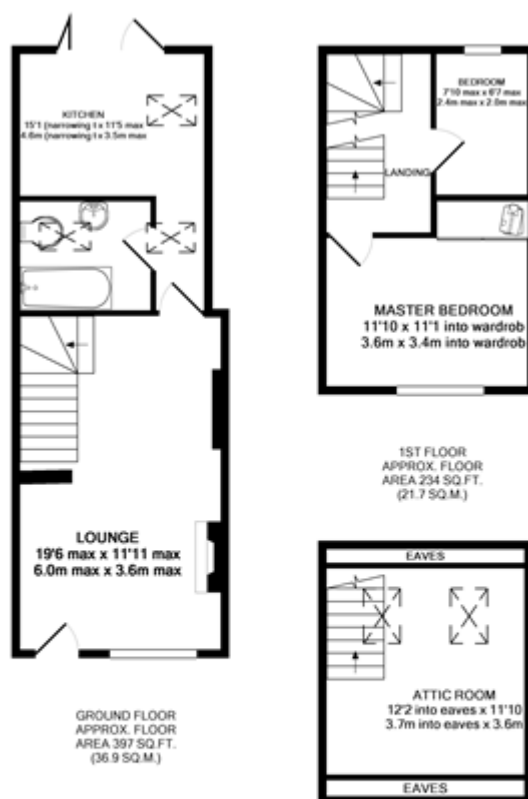
Postcode: PE32 2JF.

EPC: C

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.

No services have been tested by the agent.



2ND FLOOR
APPROX. FLOOR AREA 173 SQ. FT. (16.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ. FT. (74.6 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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