



Sandbach Road, South Wootton, KING'S LYNN, PE30 3FG

welcome to

Sandbach Road, South Wootton, KING'S LYNN

Located in the sought after location of South Wootton is this well presented three bedroom semi detached house with a detached garage. Viewing highly recommended.



Entrance Door To:-**Entrance Porch**

Door to:-

Entrance Hall

Wood effect laminate floor, storage cupboard, stairs to first floor

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window

Lounge

15' 4" x 10' 11" (4.67m x 3.33m)

Wood effect laminate floor, double glazed window, radiator, opening to:-

Kitchen/Breakfast Room

9' 1" x 17' 7" (2.77m x 5.36m)

Range of base and wall units, roll edge work top inset stainless steel sink with mixer tap over, space for washing machine, dishwasher and fridge freezer, built-in oven, gas hob, extractor over, ceramic tiled floor, radiator, double glazed window, wall mounted gas boiler, opening to:-

Garden Room

9' 11" x 9' 2" (3.02m x 2.79m)

Lantern style roof window, full height double glazed windows, double glazed door to rear, ceramic tiled floor

First Floor Landing

Radiator, storage cupboard

Bedroom One

11' 10" x 10' 3" (3.61m x 3.12m)

Double glazed window, radiator, fitted wardrobes

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window, radiator

Bedroom Three

8' 11" x 7' (2.72m x 2.13m)

Double glazed window, radiator

Bathroom

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, radiator, double glazed window, part tiled walls

Outside

Rear garden is laid mainly to lawn with flower ad shrub borders with a paved patio and is enclosed by timber fencing. There is a detached garage and two parking spaces.

Agents Note

Maintenance for the car park paid annually - £146.00



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Sandbach Road, South Wootton KING'S LYNN

- Popular Area of South Wootton
- Semi Detached House
- Master Bedroom with En Suite
- Kitchen open plan to Garden Room
- Lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: C



£325,000

Total floor area 94.0 m² (1,012 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
KLN119967 - 0006

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