

DIRECTIONS

From the Kings Lynn town centre proceed along Edward Benefer Way towards South Wootton. At the traffic lights continue straight over onto Grimston Road. Take the 2nd right onto Sandy Lane where the property can be found on the left hand side easily identified by our For Sale board. Please note if following a sat nav: Travelling from Sainsburys Hardwick, you need to get as far as Knights Hill roundabout and then follow sign for South Wootton. Sandy Lane is on left after nursing home. From Hardwick some sat Naves try to direct you to a closed disused piece of road. You need to get as far as Knights Hill before following South Wootton sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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.



15 Sandy Lane South Wootton King's Lynn Norfolk PE30 3NX

BEAUTIFULLY PRESENTED THREE BEDROOM DUTCH STYLE DETACHED HOUSE WITH STUNNING KITCHEN/DINER AND NO UPWARD CHAIN

South Wootton

£495,000 Freehold



ENTRANCE PORCH Tiled flooring. Storage cupboard. Two power sockets. Underfloor heating.	7'2 x 6'5 (2.18m x 1.96m)
HALLWAY Tiled flooring. Double radiator. Storage cupboard. Under floor heating. Understairs storage cupboard. Stairs to first floor. Composite door.	9'10 x 8'11 (3.00m x 2.72m)
REAR HALL Tiled flooring. Two radiators. Side access. Stable door.	16'5 x 4'1 (5.00m x 1.24m)
LOUNGE Underfloor heating with separate zones. Tiled flooring. Two double radiators. Electric fire. Windows to front and side aspects. TV point. French doors to:	24'1 x 12'11 (7.34m x 3.94m)
DINING ROOM Underfloor zonal heating. Tiled flooring. Electric velux with rain sensor. Four power sockets. Two French doors to side and rear aspects.	12'11 x 11'8 (3.94m x 3.56m)
KITCHEN-BREAKFAST ROOM Range of wall, base and drawer units with worktops over. Two larder cupboards with built-in lighting. Central island. Fully fitted with built-in dishwasher, microwave, eyelevel double oven and fridge/freezer. Two velux electric windows. French doors to rear.	20'5 x 17'4 (6.22m x 5.28m)
DOWNSTAIRS SHOWER ROOM Double enclosure with electric shower and zonal spray, vanity wash hand basin and w.c. Heated towel rail. Underfloor heating. Tiled floor.	8'0 x 4'8 (2.44m x 1.42m)
UTILITY ROOM Range of wall, base and drawer units with worktops over. Sink and drainer. Underfloor heating. Tiled flooring. Four power sockets. Feature porthole window to front aspect. Window to side aspect.	16'1 x 9'2 (4.90m x 2.79m)
LANDING Fully boarded and insulated loft with access. Light and ladder.	
BEDROOM 1 Fitted carpet. Built-in wardrobes. Double radiator. Three power sockets. Window to rear aspect.	11'10 x 10'8 (3.61m x 3.25m)
BEDROOM 2 Fitted carpet. Built-in wardrobes. Double radiator. Two power sockets. Alcove. Window to front aspect.	11'10 x 8'4 (3.61m x 2.54m)
BEDROOM 3 Fitted carpet. Radiator. BT phone socket. Two power sockets. Window to front aspect.	8'11 x 8'5 (2.72m x 2.57m)
BATHROOM Four piece suite comprising Walk-in shower, bath with mixer taps, vanity wash hand basin and w.c. Storage under bath. Radiator. Underfloor heating. Fully tiled. Window to rear aspect.	11'10 x 6'10 (3.61m x 2.08m)
GARDEN ROOM uPVC double glazed window and doors.	16'5 x 10'8 (5.00m x 3.25m)
LAUNDRY ROOM Range of wall, base and drawer units with worktops over. Plumbing for washing machine. Separate consumer unit. Five power sockets. Hot water heater.	10'8 x 9'11 (3.25m x 3.02m)
OFFICE uPVC window and door, lighting. Two power sockets.	13'1 x 7'3 (3.99m x 2.21m)
FRONT GARDEN Laid to artificial lawn with cherry blossom tree. Gravel driveway.	
REAR GARDEN Fully enclosed, laid to lawn with trees, shrubs and raised beds. Three power sockets. Two cold water taps. Feature lighting. Metal storage shed. Granite patio and pathway leading to garden room, laundry room and office.	



We are delighted to market this beautifully presented three-bedroom Dutch style detached family home in the desirable village of South Wootton. Lovingly extended and refurbished by its current owners, this versatile property offers comfortable and contemporary living with thought given to the smallest of details. Occupying an impressive position, this property is a 'stone's throw' from Reffley Woods and close to local amenities. The gravel driveway to the front of the property offers ample parking, giving access to the front porch and hallway. The tiled hallway leads to a superb fully fitted kitchen and breakfast room with a range of appliances and space saving features. This without question is the showpiece of the house! Providing you with a truly exceptional entertaining and practical living space as well as a separate dining area. The French doors open up to the handsome granite patio area and low maintenance rear garden. The spacious ground floor has the benefit of underfloor heating via various zoned areas and remote control 'rain sensitive' Velux windows installed in the magnificent vaulted kitchen ceiling, along with 'perfect fit' blinds, allowing full control of your environment. The ground floor also contains an entrance hallway which leads to comfortable size lounge, utility, shower room and stable door access to the side passageway. You will find three bedrooms and a stunning family bathroom on the first floor. Gas fired central heating. The fully enclosed rear garden encompasses two impressive garden buildings which are currently utilised as a tranquil garden room with a large, fitted laundry room. The other is presently used as an office. Attractive granite patio and pathways have been thoughtfully constructed around the borders and shrubs, creating a number of distinct areas within the garden, some of which possess feature and ambient lighting. There are practical storage sheds and numerous power points. No Upward Chain.





