



16 Ancar Road, South Wootton
Offers in Excess of £230,000

BELTON DUFFEY



16 ANCAR ROAD, SOUTH WOOTTON, KING'S LYNN, NORFOLK, PE30 3PS

A modern 2 bedroom semi-detached property with parking, garage and gardens, in a popular and convenient location.

DESCRIPTION

A modern 2 bedroom semi-detached property with parking, garage and gardens, in a popular and convenient location.

The property is installed with gas fired central heating and UPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, sitting room and kitchen/dining room to the ground floor. On the first floor are 2 bedrooms and a shower room.

Outside, the property has parking, garage and gardens.

SITUATION

South Wootton lies on the outskirts of King's Lynn and locally is considered to be one of the most popular areas being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities. Within a short distance is the golf course at Castle Rising. The North Norfolk coast, an area of outstanding natural beauty, is to the North and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within easy motoring distance.

ENTRANCE HALL

UPVC double glazed front entrance door, radiator, door into sitting room, door into cloakroom, staircase to first floor landing and wood effect laminate flooring.

CLOAKROOM

1.64m x 1.18m (5' 5" x 3' 10") Low level WC, radiator, wash hand basin with tiled splashback, frosted window to front, electric trip switches and wood effect laminate flooring.

SITTING ROOM

4.45m x 3.67m (14' 7" x 12' 0") UPVC double glazed window to front, radiator, understairs storage cupboard with coat hooks and light, wood effect laminate flooring and door into kitchen/dining room.

KITCHEN/DINING ROOM

Fitted worktops with 1.5 bowl stainless steel sink unit with mixer tap, cupboards and drawers under, 4 ring gas hob with oven under, space for washing machine, tumble dryer and upright fridge freezer, tiled splashbacks, matching wall units, UPVC double glazed window to rear, radiator, UPVC double glazed doors leading to the rear patio and tile effect vinyl flooring.

FIRST FLOOR LANDING

Loft access and airing cupboard housing the Logic gas central heating boiler.

BEDROOM 1

4.69m max into recess x 3.53m into window recess (15' 5" x 11' 7") 2 windows to front and radiator.

BEDROOM 2

4.04m into window recess x 2.61m (13' 3" x 8' 7") Window to rear and radiator.



SHOWER ROOM

2.11m into window recess x 1.99m (6' 11" x 6' 6") 1.5 size walk-in shower cubicle with mains 'Rainfall' shower and separate shower attachment, low level WC, pedestal wash hand basin, radiator, frosted window to rear, part tiled walls, extractor and wood effect laminate flooring.

OUTSIDE

To the front of the property is a paved pathway leading up to the front entrance door, a tarmac driveway leading to the single garage with lawn area to the side.

To the rear of the property is a paved patio with the remainder of the rear garden being shingled for easy maintenance with access to the garage. The rear garden is enclosed by fenced boundaries.

GARAGE

5.54m x 2.74m (18' 2" x 9' 0") Up and over door, power, light and personal door to rear garden.

DIRECTIONS

From the town centre proceed out along Edward Benefer Way (Northern Bypass) and into Low Road, South Wootton. Continue straight over the traffic lights into Grimston Road, continue along taking the first turning into Deas Road, proceed along taking the second right hand turning, also Deas Road, next left and left again into Ancar Road, the property will be seen towards the end.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band B.

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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