

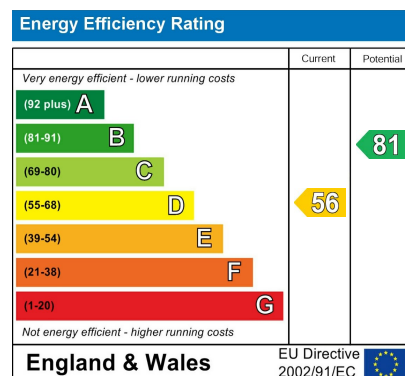


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estate agents

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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, turn left onto Mill Lane for access, where the property can be found on the right hand side easily identified by our For Sale board.



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.



269b Wootton Road King's Lynn Norfolk PE30 3AR

CHARACTERFUL THREE BEDROOM DETACHED HOUSE ON POPULAR "WOOTTON ROAD"

King's Lynn

£290,000 Freehold

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sales@brittons.net

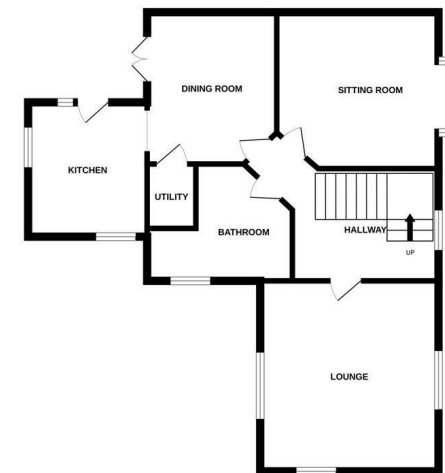




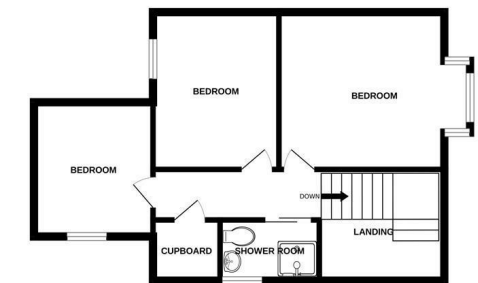
- HALLWAY** 8'4 max x 8'0 max (2.54m max x 2.44m max)
Stairs to first floor.
- GARDEN/LOUNGE ROOM** 13'9 x 12'10 (4.19m x 3.91m)
Laminate flooring. Radiator. Decorative brick work and vaulted ceiling. Triple aspect windows. French doors to patio.
- SITTING ROOM** 11'0 max x 10'11 plus bay max (3.35m max x 3.33m plus bay max)
Laminate flooring. Radiator. Attractive brick fireplace. Bay window to side aspect.
- DINING ROOM** 10'1 max x 9'2 max (3.07m max x 2.79m max)
Laminate flooring. Radiator. French doors to front patio.
- UTILITY AREA** 5'1 x 4'1 (1.55m x 1.24m)
Tiled floor. Space for stack washing machine and tumble dryer. Space for freezer.
- KITCHEN** 9'9 x 8'6 (2.97m x 2.59m)
Range of modern wall, base and drawer units with worktops over. Space for cooker and fridge/freezer. Tiled floor. Window to rear aspect. Glazed door to front.
- BATHROOM** 10'11 max x 6'4 max (3.33m max x 1.93m max)
Three piece suite comprising roll top bath, wash hand basin and w.c. Wall cupboards. Tiled floor. Column radiator. Window to rear aspect.
- LANDING** 12'0 x 2'11 (3.66m x 0.89m)
Storage cupboard.
- BEDROOM 1** 11'4 plus bay x 10'11 (3.45m plus bay x 3.33m)
Fitted carpet. Radiator. Bay window to side aspect.
- BEDROOM 2** 11'0 x 8'8 (3.35m x 2.64m)
Fitted carpet. Radiator. Window to side aspect.
- BEDROOM 3** 9'11 x 8'6 (3.02m x 2.59m)
Fitted carpet. Radiator. Window to rear aspect.
- SHOWER ROOM** 6'7 x 4'4 (2.01m x 1.32m)
Shower cubicle, vanity wash hand basin and w.c. Vinyl flooring. Window to rear aspect.
- WRAP AROUND GARDENS**
Laid to lawn, paved and decked areas. Patio with tree and shrub borders, two brick sheds, access to the driveway with double gates.
- DRIVEWAY**
Ample parking.

We are delighted to offer this hidden gem of a property, full of character in the popular location of Wootton Road. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, garden/lounge room, sitting room, dining room, kitchen, utility area and bathroom on the ground floor with three bedrooms and shower room on the first floor. Wrap around gardens laid to lawn, paved and decked areas. Patio with tree and shrub borders. access to the driveway with double gates. Two brick sheds. (Front garden is access via Wootton Road but advised to use Mill Lane.)

GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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