

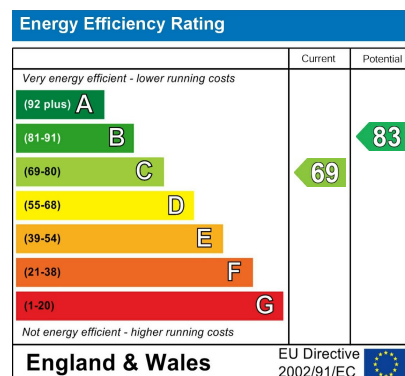


britttons  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, take the second left turning onto Nursery Lane, continue forward onto All Saints Drive then take the 4th right onto Alban Road, 1st left onto Cuthbert Close 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.



12 Cuthbert Close North Wootton King's Lynn Norfolk PE30 3XG

**FOUR BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE AND DRIVEWAY  
NO UPWARD CHAIN**

North Wootton

£360,000 Freehold

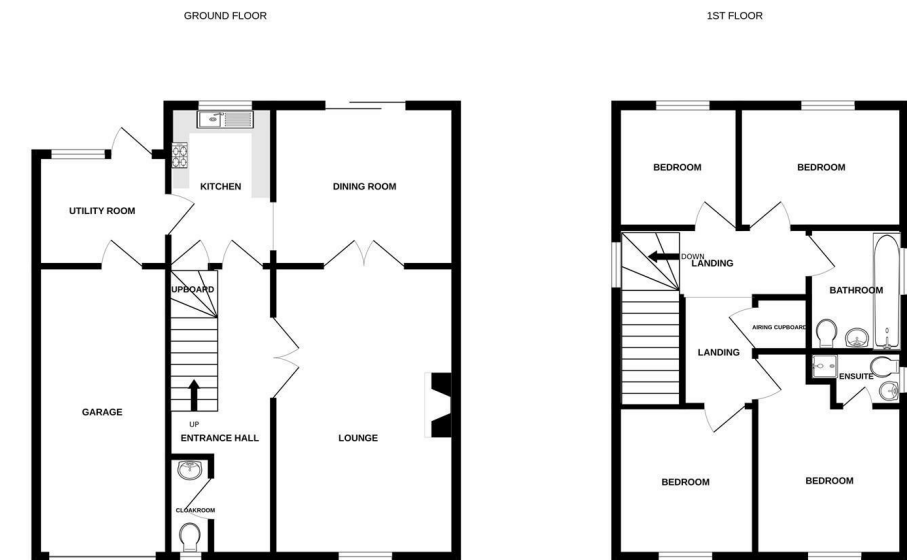
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<b>HALLWAY</b> Tiled floor. Radiator. Stairs to first floor.	18'0 x 6'6 (5.49m x 1.98m)
<b>CLOAKROOM</b> Two piece suite comprising wash hand basin and w.c. Tiled floor. Radiator. Window to front aspect.	6'2 x 2'8 (1.88m x 0.81m)
<b>LOUNGE</b> Fitted carpet. Two radiators. Feature fireplace housing gas fire. Window to front aspect. French doors to:	17'10 x 11'3 (5.44m x 3.43m)
<b>DINING ROOM</b> Fitted carpet. Radiator. French doors to garden.	11'7 x 9'10 (3.53m x 3.00m)
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Storage cupboard. Electric oven with gas hob. Vinyl flooring. Window to rear aspect.	11'4 x 7'11 (3.45m x 2.41m)
<b>UTILITY</b> Range of wall, base and drawer units with worktops over, Larder cupboard. Vinyl flooring. Radiator. Door to garage. Door to rear garden.	8'0 x 8'0 (2.44m x 2.44m)
<b>LANDING</b> Fitted carpet. Airing cupboard. Loft access. Window to side aspect.	
<b>BEDROOM 1</b> Fitted carpet. Radiator. Built-in wardrobes. Built-in cupboard.	12'0 x 9'6 + wardrobes (3.66m x 2.90m + wardrobes)
<b>EN-SUITE SHOWER ROOM</b> Shower enclosure with thermostatic mixer shower, vanity wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.	7'8 max x 4'6 (2.34m max x 1.37m)
<b>BEDROOM 2</b> Fitted carpet. Radiator. Window to rear aspect.	11'5 x 7'11 (3.48m x 2.41m)
<b>BEDROOM 3</b> Fitted carpet. Radiator. Window to front aspect.	9'2 x 6'7 (2.79m x 2.01m)
<b>BEDROOM 4</b> Fitted carpet. Radiator. Window to rear aspect.	7'11 x 6'7 (2.41m x 2.01m)
<b>BATHROOM</b> Three piece suite comprising bath with shower over, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.	7'9 x 6'5 (2.36m x 1.96m)
<b>SINGLE GARAGE</b> Up & over door. Light and power.	18'0 x 8'2 (5.49m x 2.49m)
<b>FRONT GARDEN</b> Mainly laid to lawn with shrub borders and brickweave driveway leading to the garage.	
<b>REAR GARDEN</b> Enclosed, mainly laid to lawn with shrubs, patio and timber shed.	

We are delighted to offer this four bedroom detached house with integral garage and driveway in the delightful village of North Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, dining room, kitchen and utility on the ground floor, master bedroom with en-suite shower room, three further bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn with shrub borders and brickweave driveway leading to the garage. The rear garden is enclosed, mainly laid to lawn with shrubs and timber shed. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix 02023



