

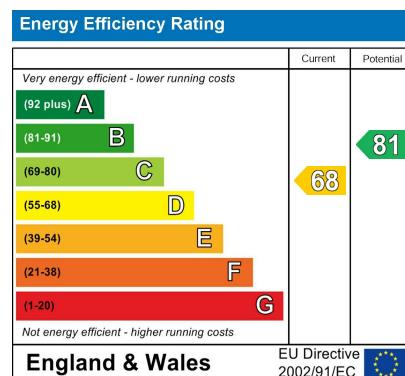


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way then left into Nursery Lane, right into Avon Road, left into Rushmead Close then right into Briar Close where the property can be found on the left 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.



1 Briar Close South Wootton King's Lynn Norfolk PE30 3LU

FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY

South Wootton

£325,000 Freehold

01553 692828
sales@britttons.net





PORCH

Door to:

HALLWAY

Fitted carpet. Stairs to first floor. Storage cupboard.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Window to front aspect.

LOUNGE/DINER

Fitted carpet. Feature fireplace with inset gas fire. Two radiators. Windows to front and rear aspects. French doors to: 21'11 x 10'11 max (6.68m x 3.33m max)

CONSERVATORY

Tiled floor. Radiator. French doors to rear. 12'6 x 11'5 (3.81m x 3.48m)

KITCHEN

Range of wall, base and drawer units with worktops over. Space for cooker, washing machine and fridge. Breakfast bar. Window to rear aspect. 11'10 x 8'10 (3.61m x 2.69m)

STUDY

Fitted carpet. Radiator. Window to front aspect. 13'2 x 4'11 (4.01m x 1.50m)

LOBBY/UTILITY

Gas boiler. Space for fridge/freezer. Window and door to rear. 8'10 x 5'8 (2.69m x 1.73m)

LANDING

Fitted carpet. Airing cupboard. Loft access.

BEDROOM 1

Fitted carpet. Radiator. Fitted wardrobes. Window to front aspect. 12'2 x 11'2 (3.71m x 3.40m)

BEDROOM 2

Fitted carpet. Radiator. Fitted wardrobes. Window to rear aspect. 11'0 x 9'7 (3.35m x 2.92m)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect. 11'11 x 6'9 (3.63m x 2.06m)

BEDROOM 4

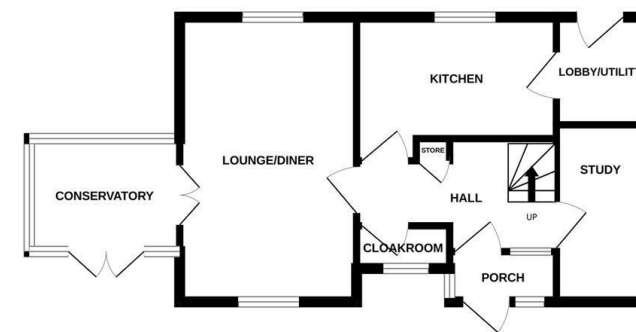
Fitted carpet. Radiator. Window to rear aspect. 9'1 x 5'9 (2.77m x 1.75m)

BATHROOM

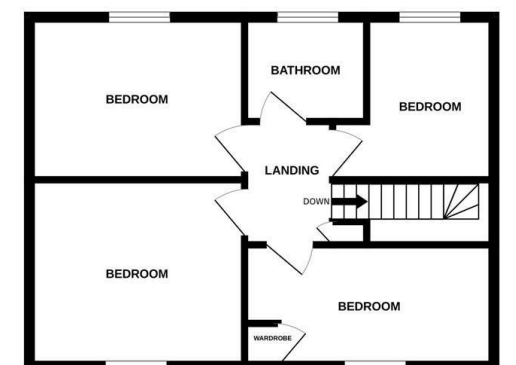
Three piece suite comprising bath with shower mixer tap over, shower screen, wash hand basin and w.c. Heated towel rail. Window to rear aspect.

We are delighted to offer this four bedroom detached house with garage and driveway in the delightful village of South Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising porch, hallway, cloakroom, lounge/diner, conservatory, kitchen, study and lobby/utility on the ground floor with four bedrooms and bathroom on the first floor. The front garden is enclosed, mainly laid to lawn with patio area and wraps around to the rear which has a brick weave drive leading to the garage and garden shed.

GROUND FLOOR



1ST FLOOR



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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