

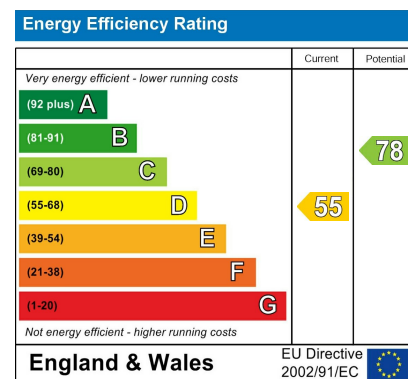


brittons
estate agents

www.brittons.net

DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, turning left onto Priory Lane and continue along until you come to Carlton Drive which is on the right hand side where the property can be located 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.



7 Carlton Drive North Wootton King's Lynn Norfolk PE30 3QY

REFURBISHED THREE BEDROOM DETACHED HOUSE WTH GARAGE & DRIVEWAY

North Wootton

£360,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Karndeian flooring. Radiator. Storage cupboard. Stairs to first floor.	9'8 x 4'5 (2.95m x 1.35m)
CLOAKROOM Two piece suite comprising vanity wash hand basin and w.c. Karndeian flooring. Window to front aspect.	5'5 x 4'4 (1.65m x 1.32m)
SITTING ROOM Karndeian flooring. Column radiator. Window to side with folding shutter. Sliding glass doors.	12'0 x 11'2 (3.66m x 3.40m)
KITCHEN/LIVING/DINING Living area offers Karndeian flooring. Electric Real Flame effect log fire with Gloss black surround and wooden mantle. Understairs storage. Window to front aspect. (Currently used as dining room) Kitchen area has a range of wall, base and drawer units with worktops over. Island unit with concealed bin store, storage and breakfast bar over. Integrated dishwasher, fridge/freezer and double eye level oven with microwave and electric hob 1½ Bowl sink set within worktop with mixer tap over. Sliding patio doors to Mediterranean style garden.	26'1 x 11'1 (7.95m x 3.38m)
SUNROOM/STUDIO Range of base units with worktops over. Glass roof. Bi-fold doors. Window to side aspect.	10'8 x 8'4 (3.25m x 2.54m)
LANDING Fitted carpet. Double radiator. Loft access. Window to rear aspect.	9'7 x 6'11 (2.92m x 2.11m)
BEDROOM 1 Karndeian Flooring. Double radiator. Built-in cupboard housing boiler. Window to front aspect.	11'4 x 10'1 (3.45m x 3.07m)
BEDROOM 2 Fitted carpet. Double radiator. Built-in wardrobe over the stairs. Window to front aspect.	10'6 x 9'10 (3.20m x 3.00m)
BEDROOM 3 Wood effect flooring. Double radiator. Window to rear aspect.	8'3 x 6'10 (2.51m x 2.08m)
SHOWER ROOM Double walk-in shower enclosure with Thermostatic mixer bar, vanity wash hand basin and w.c. Heated towel rail. Vinyl flooring. Window to rear aspect.	7'2 x 7'0 (2.18m x 2.13m)
GARAGE Up & over door. Plumbing for washing machine.	
FRONT GARDEN Laid to lawn with plants and shrubs. Driveway with ample parking leading to the garage.	
REAR GARDEN Enclosed, Mediterranean style garden with Travertine slabs, various trees, shrubs and fruit cage. Seating area. Utility space.	

Welcome to this stunning property located on Carlton Drive in the desirable village of North Wootton. This beautiful house has been lovingly refurbished by the current owners to create a fabulous space for modern, comfortable living. As you step inside, you'll be greeted by a contemporary open plan kitchen and living space, perfect for entertaining guests or enjoying family meals. The fabulous sunroom adds a touch of elegance to the property, offering a tranquil space to relax and unwind. One of the highlights of this property is the Mediterranean-style garden, a true oasis where you can escape the hustle and bustle of everyday life. Imagine enjoying a cup of tea surrounded by beautiful plants and flowers, creating a peaceful and serene atmosphere. With parking and garage, you'll never have to worry about finding a spot after a long day. Don't miss the opportunity to make this charming property your new home in the heart of North Wootton.



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.
Made with Metropix ©2024



