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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, turn left onto Nursery Lane and turn take the second right onto Avon Road where the property can be found on the right hand side. The property can be identified with our board directly outside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



34 Avon Road South Wootton King's Lynn Norfolk PE30 3LS

THREE/FOUR BEDROOM MODERN DETACHED HOUSE WTH GARAGE & DRIVEWAY

South Wootton

£365,000 Freehold

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HALLWAY Fitted carpet, double radiator and window to side aspect. Stairs with under stairs cupboard. Side passageway leads to cloakroom, garage and rear garden.	11'3 x 6'1 (3.43m x 1.85m)
KITCHEN Range of wall, base and drawer units with worktops over. Integrated fridge/freezer, oven, with microwave above, washing machine, dishwasher and hob with extractor fan over. Larder cupboard. Double radiator. Tiled floor, Window to rear aspect.	22'5 x 8'6 (6.83m x 2.59m)
DINING AREA Tiled flooring, double radiator, window to side aspect.	11'10 x 9'9 (3.61m x 2.97m)
LOUNGE Fitted carpet, window to side and front aspect, double radiator.	16'0 x 11'11 (4.88m x 3.63m)
SUN LOUNGE / BEDROOM 4 Tiled floor, French doors to rear garden, window to side aspect, double radiator.	14'4 x 11'5 (4.37m x 3.48m)
CLOAKROOM Tiled floor. W.C and basin, window to rear and side aspect.	5'11 x 3'10 (1.80m x 1.17m)
SHOWER ROOM Tiled floor, W.C, basin and shower enclosure. Double radiator, window to side aspect.	6'9 x 5'2 (2.06m x 1.57m)
LANDING Fitted carpet, window to side aspect and loft access.	
BEDROOM 1 Fitted carpet, radiator, built in wardrobe and a window to front aspect.	14'10 x 10'6 (4.52m x 3.25m)
BEDROOM 2 Fitted carpet, radiator, built in wardrobe and a window to rear aspect.	11'5 x 9'2 (3.48m x 2.79m)
BEDROOM 3 Fitted carpet, radiator and window to front aspect.	9'2 x 8'10 (2.79m x 2.69m)
BATHROOM Tiled floor, double radiator, W.C, basin and bath with a electric shower over bath. Window to rear aspect.	7'11 x 5'6 (2.41m x 1.68m)
FRONT GARDEN Brick weave driveway, decorative borders with trees and shrubs.	
SUMMERHOUSE/WORKSHOP With power and light.	
REAR GARDEN Comprising of patio and borders with shrubs and trees. Garden shed.	
GARAGE Light and power with an up and over door. Window to rear aspect.	18'9 x 8'7 (5.72m x 2.62m)



Welcome to Avon Road, South Wootton - a charming location that could be the perfect setting for your new home! This modern three/four bedroom detached house offers a wonderful living space for you and your family. As you step inside, you'll be greeted by a property that has been lovingly maintained and extended, providing ample space for all your needs. The garage, complete with light and power, offers convenience and storage options that are always handy in a family home. The decorative front garden adds a touch of elegance to the property, creating a warm and inviting atmosphere from the moment you arrive. Moving to the rear garden, you'll find a delightful space that includes a patio, summerhouse, borders, trees, and shrubs - perfect for relaxing outdoors or entertaining guests on sunny days. Whether you're looking for a peaceful retreat or a place to host family and friends, this property has it all. Don't miss out on the opportunity to make this house your home and enjoy the wonderful lifestyle it has to offer.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.
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