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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way then turn left onto Nursery Lane, turn right onto Blackthorn Road where the property can be found on the left hand side easily identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(55-68) D		
(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.



35 Blackthorn Road South Wootton King's Lynn Norfolk PE30 3WU

**WELL PRESENTED EXTENDED FOUR BEDROOM LINK DETACHED
HOUSE WITH GARAGE + CARPORT**

South Wootton

£360,000 Freehold

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HALLWAY Fitted carpet, door into the cloakroom, stairs to first floor and a radiator.	
CLOAKROOM Comprising of a hand wash basin and W.C., fitted carpet, window to side aspect. Radiator.	
LOUNGE Fitted carpet, double window to the front aspect with French doors leading to the dining room. Double radiator.	16'6 x 11'6 (5.03m x 3.51m)
DINING ROOM Fitted carpet, two windows both to the side aspect. French doors lead through into kitchen and also back into the lounge.	12'5 x 9'5 (3.78m x 2.87m)
KITCHEN Range of wall, base and drawer units with worktop over. Central island breakfast bar. Eye level double oven, gas hob and built in modern extractor hood. Integrated dishwasher. Two velux roof lights, French doors and window to the rear garden. French doors leading to the dining area making space for easy social entertaining. Tiled floor. Radiator.	15'2 x 13'2 (4.62m x 4.01m)
UTILITY Range of wall and base units with worktop over to match the kitchen. Stainless steel sink and drainer with mixer tap over. Space for washing machine and tumble drier. Tiled floor continuing through from kitchen. Window to side aspect. Radiator.	13,10 x 8'5 (3.96m,3.05m x 2.57m)
LANDING Fitted carpet, airing cupboard, smoke detector, loft access and radiator.	
BATHROOM Comprising of three piece suite to include pedestal wash hand basin with mixer tap over, W.C. and bath. Tiled walls with vinyl flooring. Window to rear aspect. Heated towel rail.	9'4 x 6'11 (2.84m x 2.11m)
BEDROOM ONE Fitted carpet, built in wardrobe, window to front aspect and radiator. Door leading through into en-suite.	13 x 9'3 (3.96m x 2.82m)
EN SUITE Three piece suite comprising of pedestal wash hand basin, W.C. and a shower enclosure with thermostatic mixer bar. Half height tiled walls with vinyl flooring.	
BEDROOM TWO Fitted carpet, built in wardrobe, window to rear aspect, radiator.	11' x 8'9 (3.35m x 2.67m)
BEDROOM THREE Fitted carpet, windows to both the front and rear aspect. Radiator.	13'5 x 8'8 (4.09m x 2.64m)
BEDROOM FOUR Fitted carpet, window to front aspect. Radiator.	9'11 x 8'8 (3.02m x 2.64m)
FRONT GARDEN Lawn with hedging to front and a path way to front door. Small decorative border. Driveway leading to carport and garage.	
REAR GARDEN Fully enclosed with timber fencing, laid to lawn with patio area ideal for socialising. Raised flower beds.	
GARAGE Up and over door, door to side aspect leading from garage into garden.	

Welcome to Blackthorn Road, South Wootton - a charming property that offers the perfect blend of comfort and style. This link-detached house boasts two reception rooms, four bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain. Upon entering, you are greeted by bright and spacious rooms that are well presented, creating a warm and inviting atmosphere throughout. The property's well-thought-out design ensures that every corner is utilised efficiently, offering both functionality and elegance. Located in a convenient and sought-after area, this property provides easy access to local amenities, schools, and transport links, making it an ideal choice for those looking for a peaceful yet well-connected place to call home. With parking available for multiple vehicles, you can bid farewell to the hassle of searching for a parking spot after a long day. Whether you're relaxing in one of the reception rooms, unwinding in one of the bedrooms, or enjoying a soak in the bath, this house has something for everyone. Don't miss out on the opportunity to make this delightful property your own - book a viewing today and experience the magic of Blackthorn Road for yourself.





