

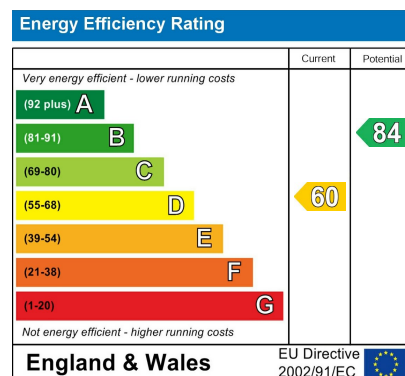


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

Proceed out of Kings Lynn Town centre and continue out along Edward Benefar Way, turning left onto Nursery Lane. Continue along until you come to Cranmer Avenue which is on the right hand side and the property can be located on the right hand side.



### 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.



20 Cranmer Avenue North Wootton, King's Lynn Norfolk PE30 3QW

**FOUR BEDROOM DETACHED HOUSE IN NEED OF UPDATING IN HIGHLY DESIRABLE AREA WITH A GARAGE**

**North Wootton, King's Lynn**

**£325,000 Freehold**

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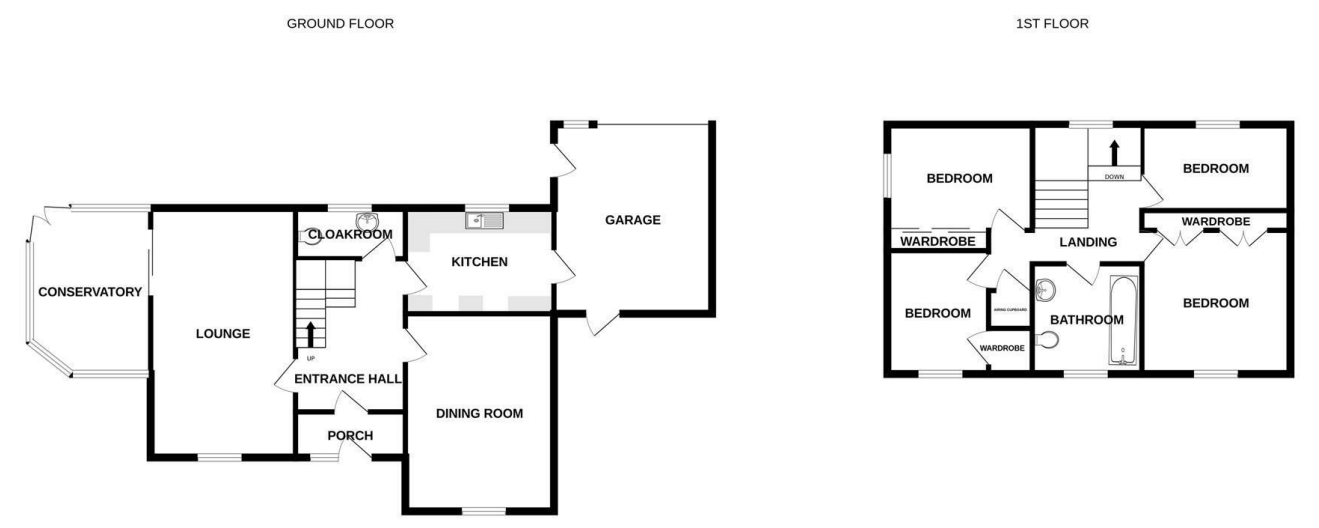


- PORCH** 6'8 x 3'9 (2.03m x 1.14m )  
Fitted carpet, glazed door leading to entrance hall.
- ENTRANCE HALL** 11'1 X 6'8  
Fitted carpet, leading to the lounge, dining room, cloakroom, kitchen and stairs to the first floor.
- CLOAKROOM** 6'7 x 3'9 (2.01m x 1.14m )  
Wall mounted hand wash basin with tile surround, W.C. And an obscured window to rear aspect. Fitted carpet.
- LOUNGE** 18'4 x 11'1 (5.59m x 3.38m )  
Fitted carpet, two radiators, window to front aspect over looking the garden and sliding doors to the sunroom.
- DINING ROOM** 12'11 x 9'11 (3.94m x 3.02m )  
Fitted carpet, radiator and window to front aspect.
- KITCHEN** 10'0 x 9'1 (3.05m x 2.77m )  
Range of base, wall and drawer units with worktop over. One and half bowl stainless steel sink with drainer and mixer tap over. Situated below window with views over the garden. Integrated extractor hood. Space for dishwasher, fridge freezer and a free standing cooker. Vinyl flooring.
- SUN LOUNGE** 15'10 x 9'7 (4.83m x 2.92m )  
Offering wonderful views over the mature gardens, wall mounted up lights, vinyl flooring and French doors leading to the rear garden.
- LANDING** 13'0 x 6'7 (3.96m x 2.01m )  
Fitted carpet, leads to all bedrooms and bathroom, airing cupboard, loft access and a window to the front aspect.
- BEDROOM ONE** 10'0 x 9'2 - plus built in wardrobes (3.05m x 2.79m - plus built in wardrobes)  
Fitted carpet, built in wardrobes, radiator, window to rear aspect.
- BEDROOM TWO** 11'3 x 9'3- plus built in wardrobes (3.43m x 2.82m- plus built in wardrobes)  
Fitted carpet, built in wardrobes, window to rear aspect with garden views.
- BEDROOM THREE** 10'0 x 6'10 (3.05m x 2.08m )  
Fitted carpet, radiator, window to rear aspect.
- BEDROOM FOUR** 8'0 x 7'5 (2.44m x 2.26m )  
Fitted carpet, large built in cupboard, radiator and window to front aspect.
- BATHROOM** 6'6 x 5'11 (1.98m x 1.80m )  
Three piece suite comprising of a hand wash basin, W.C, and bath with shower attachment over. Fitted carpet, radiator and obscured window to front aspect.
- GARAGE** 15'11 x 12'5 (4.85m x 3.78m )  
Larger than average with door to front and rear gardens. Power and light. Wall mounted Baxi boiler.



Welcome to Cranmer Avenue, North Wootton, King's Lynn - a charming property that offers a fantastic opportunity for those seeking a spacious and well-located home. This detached house boasts two reception rooms, four bedrooms, and a bathroom, providing ample space for comfortable living.

Situated in a highly desirable area, this property comes with parking, making it convenient for those with a car. The well-maintained garden is of a good size, perfect for enjoying outdoor activities or simply relaxing in the fresh air. Although the property requires updating, this presents an exciting chance for the new owners to put their stamp on the house and create a space tailored to their tastes and preferences. With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own a spacious property in a sought-after location. Contact us today to arrange a viewing and envision the potential this wonderful house holds for you and your family.



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



