

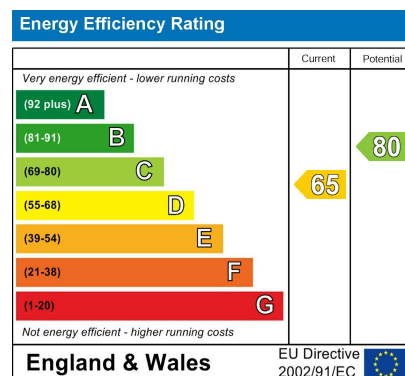


brittons  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way and just before the traffic lights, turn left onto Hall lane, taking the first left onto Birbeck Close. Where the property can be found on the right 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.



6 Birkbeck Close South Wootton King's Lynn, Norfolk PE30 3LH

**ATTRACTIVE SPACIOUS FOUR BEDROOM DETACHED BUNGALOW WITH  
LARGE GARDEN, DRIVEWAY AND PARKING. NO UPWARD CHAIN**

South Wootton

£420,000 Freehold

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**HALLWAY**

Wood effect flooring, radiator, storm canopy between garage and front door.

5'4 x 5'1 (1.63m x 1.55m )

**CLOAKROOM**

Comprising of hand wash basin and a W.C, wood effect flooring, radiator and a window to the rear aspect.

**LOUNGE**

L shaped with fitted carpet, brick fireplace, double radiator and window to front aspect.

24'1 max x 16'10 max (7.34m max x 5.13m max)

**SNUG**

Fitted carpet, cosy window seat in bay window to the rear overlooking the garden.

15'1 into bay x 13'5 (4.60m into bay x 4.09m )

**KITCHEN**

Range of base, wall and drawer units, with worktop over. One and half bowl stainless steel sink with drainer and mixer tap over. Space for fridge freezer, built in extractor hood and space for freestanding oven. Vinyl flooring. Window to side aspect.

11'10 x 5'7 (3.61m x 1.70m )

**UTILITY**

Range of wall and base units, space for washing machine. Vinyl flooring. Window and door to side aspect.

7'10 x 6'6 (2.39m x 1.98m )

**INNER HALLWAY**

L Shaped

**BEDROOM ONE**

Fitted carpet, built in wardrobe, double radiator, window and door to the generous sized rear garden.

14'0 max x 11'9 (4.27m max x 3.58m )

**BEDROOM TWO**

Fitted carpet, built in wardrobe, radiator and window to rear aspect.

12'4 x 10'2 (3.76m x 3.10m )

**BEDROOM THREE**

Fitted carpet, built in wardrobe, radiator and window to side aspect.

12'5 x 10'11 (3.78m x 3.33m)

**BEDROOM FOUR**

Fitted carpet, built in wardrobe, radiator and window to side aspect.

10'7 x 9'2 (3.23m x 2.79m + wardrobe )

**BATHROOM**

Three piece suite comprising of vanity hand wash basin, W.C, and a bath with mixer tap including shower attachment over. Heated towel rail, vinyl flooring and a window to side aspect.

**FRONT GARDEN**

Gravel driveway secured with a wooden five bar gate and a potting shed to the side.

**REAR GARDEN**

Large garden, with lawn, vegetable garden, trees and shrubs. Patio area with space for a table and chairs. Cold water tap, shed and greenhouse.

**GARAGE**

Up and over door with light and power.

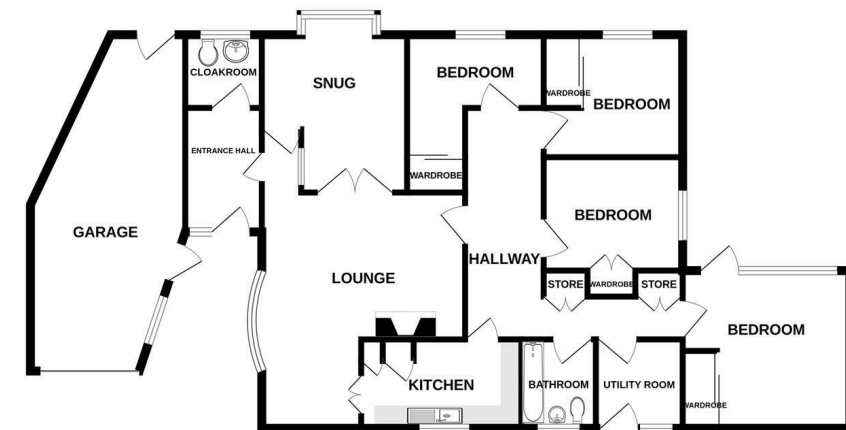
28'9 x 10'0 max (8.76m x 3.05m max)



Welcome to this charming detached bungalow located in Birkbeck Close, South Wootton, Norfolk. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for a growing family or visiting guests. The property features a cosy lounge, ideal for unwinding after a long day, one of the four bedrooms features a door leading directly into the beautiful garden, allowing you to enjoy the outdoors with ease. The spacious layout provides a comfortable living environment for all.

Outside, you will find parking multiple vehicles, ensuring convenience for you and your visitors. The large, well-maintained garden is a nature lover's paradise, complete with a vegetable patch for those with green fingers. Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

GROUND 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 quantity or efficiency can be given. Made with Metropix (2024)



