

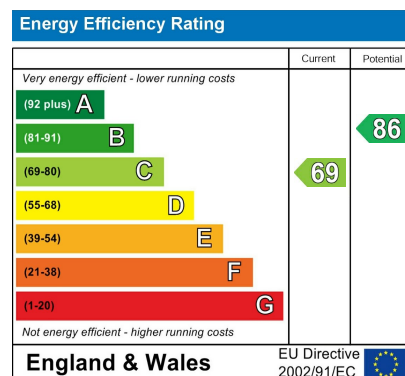


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From the Kings Lynn town centre proceed along Edward Benefer Way towards South Wootton. At the traffic lights continue straight over onto Grimston Road. Take the 2nd right onto Sandy Lane and continue along leading onto Ullswater Avenue then right onto Furness Close where the property can be found 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 Furness Close South Wootton King's Lynn, Norfolk PE30 3TR

**FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY AND GARAGE.**

**South Wootton**

**£375,000 Freehold**

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sales@britttons.net

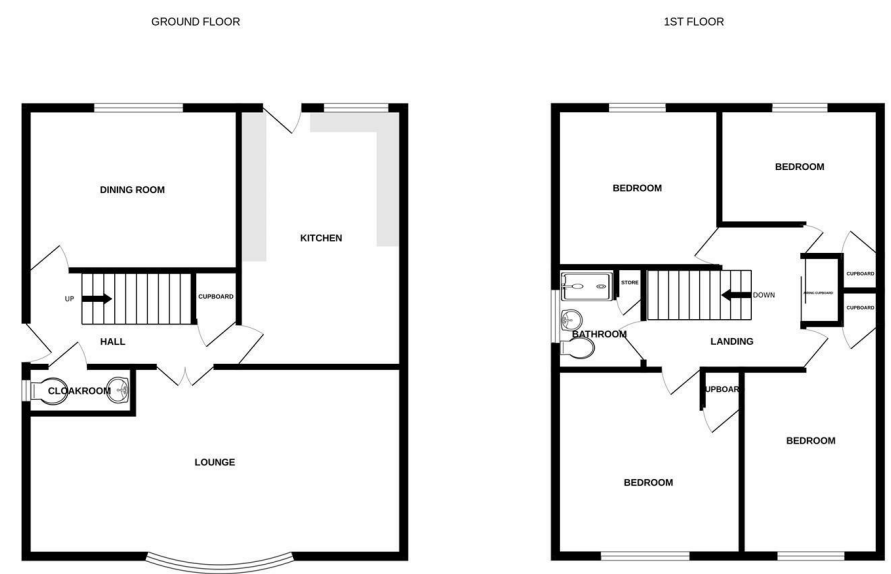




- ENTRANCE HALLWAY** 11'6 x 5'10 (3.51m x 1.78m)  
 Vinyl flooring, Double radiator, Stairs to first floor, Under stairs cupboard.
- CLOAKROOM** 5'4 x 2'7 (1.63m x 0.79m)  
 Two piece suite comprising of wash hand basin and W., Vinyl flooring, Window to side aspect and radiator.
- LOUNGE** 20'10 x 11'11 (6.35m x 3.63m)  
 Fitted carpet, Window to front aspect and two double radiators.
- DINING ROOM** 10'3 x 10'3 (3.12m x 3.12m)  
 Vinyl flooring, Double radiator and window to rear aspect.
- KITCHEN** 16'7 x 8'11 (5.05m x 2.72m)  
 Range of wall, base and drawer units with worktops over. Space for free standing cooker with integrated extractor hood. Bowl and a half sink with mixer tap over plus space for free standing washing machine, fridge and freezer. Tiled flooring, Double radiator and window/door to rear aspect leading to the garden.
- LANDING**  
 Loft access, doors leading to all rooms on first floor, fitted carpet and airing cupboard.
- SHOWER ROOM** 6'11 x 5'5 (2.11m x 1.65m)  
 Two piece suite comprising of Hand basin with W.C, double walk in shower. heated towel rail. Vinyl flooring. Window to side aspect and cupboard.
- BEDROOM 1** 11'10 x 11'7 max (3.61m x 3.53m max)  
 Fitted carpet, built in wardrobes, radiator and window to front aspect.
- BEDROOM 2** 14'4 max x 8'7 (4.37m max x 2.62m)  
 Fitted carpet, Window to front aspect, radiator and built in cupboards.
- BEDROOM 3** 10'4 x 10'3 (3.15m x 3.12m)  
 Fitted carpet, window to rear aspect and radiator
- BEDROOM 4** 10'2 x 10'1 (3.10m x 3.07m)  
 Window to rear aspect, radiator and fitted carpet.
- FRONT GARDEN**  
 Mainly laid to lawn with shrubs and gravel driveway.
- REAR GARDEN**  
 Patio area with lawn area. Gravel borders with shrubs.
- GARAGE**  
 Single garage with up and over door. Light and power inside of garage. Personnel door.



Welcome to this charming four-bedroom detached house located in the peaceful area of Furness Close, South Wootton. This lovely property, boasts two reception rooms and two bathrooms, providing ample space for comfortable living. The two reception rooms offer versatility, allowing you to create the perfect setup for both relaxation and entertainment. With a garage and driveway, parking is a breeze with space for two vehicles, making coming home after a long day convenient and stress-free. The quiet location of this family home ensures a tranquil environment, ideal for unwinding and enjoying quality time with loved ones. Step outside to discover the delightful gardens surrounding the property, offering a wonderful outdoor space where you can relax, entertain guests, or simply enjoy the fresh air. Don't miss the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm and comfort this house has to offer.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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

