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DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, forward onto Low Road and at the traffic lights continue straight over onto Grimston Road. At the Rainbow turn right onto Langley Road and continue straight over at the mini roundabout. Then take the 2nd right onto Euston Way follow the road to the right and the property is located on the left easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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.



31 Euston Way South Wootton King's Lynn, Norfolk PE30 3TX

**WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA
WITH GARAGE AND PARKING.
NO UPWARD CHAIN**

South Wootton

£308,000 Freehold

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- ENTRANCE HALL**

16'2 x 13'4 x 3'3 (4.93m x 4.06m x 0.99m)

L shaped, with wood effect vinyl flooring, decorative coved ceiling, dado rail, airing cupboard housing ideal combi boiler, loft access, smoke alarm, radiator and doors leading to lounge / diner.
- LOUNGE / DINER**

20'10 x 11'7 (6.35m x 3.53m)

Luxury fitted carpet, decorative coved ceiling, dado rail, radiator, fire affect gas fire with marble hearth and decorative surround. Two windows to the front aspect.
- KITCHEN**

12'9 x 7'9 (3.89m x 2.36m)

Comprising of a range of wall. base and drawer units with worktop over. Ceramic sink with drainer and mixer tap over. Tiled splashbacks. Space for fridge / freezer, plumbing for washing machine, gas and electric cooker points, fitted extractor hood. Radiator. Textured and coved ceiling. Vinyl flooring. Window to side aspect.
- MASTER BEDROOM**

13'4 x 9'4 (4.06m x 2.84m)

Fitted carpet, selection of wardrobes, cupboards and drawers. TV point. Radiator. Window to rear aspect.
- BEDROOM TWO**

9'10 max x 8'0 (3.00m max x 2.44m)

Fitted carpet, radiator and window to the rear aspect.
- BEDROOM THREE**

9'4 max x 6'8 min x 8'10 (2.84m max x 2.03m min x 2.69m)

Fitted carpet, radiator and window to side aspect.
- BATHROOM**

7'9 x 4'10 (2.36m x 1.47m)

Recently refurbished three piece suite comprising of hand wash basin set within vanity unit, W.C, fully tiled with double shower enclosure with wipe board and Mira electric shower and vinyl floor. Radiator and obscured window to the side aspect.
- FRONT GARDEN**Mainly laid to gravel and is low maintenance, imprinted concrete driveway for multiple vehicles leading to detached brick built garage with up and over door. Access to rear of property from both sides. Outside lights and tap.
- REAR GARDEN**Mainly laid to gravel and enclosed by fencing with shrubs and conifers to borders. Paved patio area with benefitting a security light and a personnel door leading into the garage. Rear garden back onto woodland.
- GARAGE**

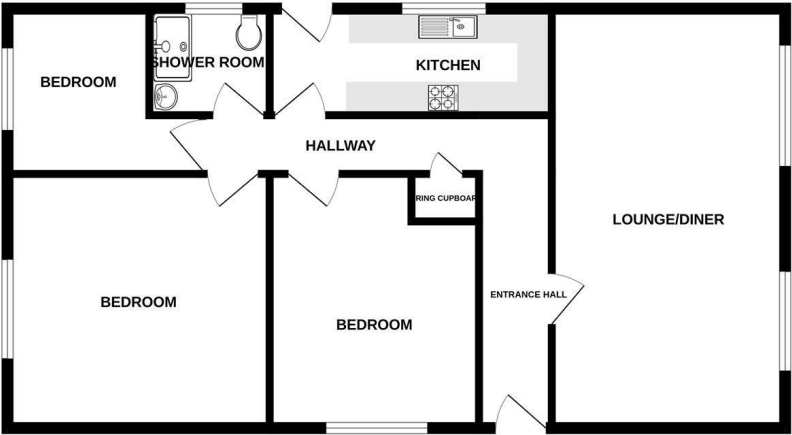
20'7 x 10'10 (6.27m x 3.30m)

With internal power, lighting and loft storage, side door into the garden.

Nestled in the desirable area of Euston Way, South Wootton, this charming detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for downsizing or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The bungalow boasts a well-presented interior, ensuring that you can move in with ease and start enjoying your new home right away. The low maintenance gardens are a delightful feature, allowing you to spend more time enjoying your surroundings rather than tending to them. This is particularly advantageous for those with a busy lifestyle or for those who prefer to enjoy their outdoor space without the burden of extensive upkeep. Parking is a breeze with space for multiple vehicles, a valuable asset in this popular location. South Wootton is known for its convenient amenities and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. In summary, this delightful bungalow on Euston Way presents an exceptional opportunity for anyone seeking a comfortable and low-maintenance home in a sought-after area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

NO UPWARD CHAIN

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 operability or efficiency can be given.
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