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DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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.



38 Peckover Way South Wootton King's Lynn, Norfolk PE30 3UE

**VERY SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY
BENEFITTING FROM SPECTACULAR WOODLAND VIEWS.
NO UPWARD CHAIN**

South Wootton

£380,000 Freehold

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ENTRANCE PORCH	
Tiled floor, door to front garden and door leading into dining room.	
WET ROOM	11'10 x 4'11 (3.61m x 1.50m)
Fully tiled wet room comprising of a three piece suite comprising of W.C and hand wash basin and a thermostatic shower. Heated towel rail and a window to both rear and side aspect.	
LOUNGE	14'4 x 11'7 (4.37m x 3.53m)
Fitted carpet, gas fireplace and surround, double radiator and a window to the front aspect. Doors leading into the snug.	
SNUG	11'7 x 8'3 (3.53m x 2.51m)
Engineered wood flooring, window to side aspect, double radiator and doors leading into the sun lounge.	
SUN LOUNGE	11'11 x 8'9 (3.63m x 2.67m)
Engineered wood flooring, window to rear aspect and double radiator with folding doors to the side aspect.	
DINING ROOM	14'5 x 11'11 (4.39m x 3.63m)
Fitted carpet, stairs leading to first floor, door to porch, window to front and side aspect. Two double radiators.	
KITCHEN	11'10 x 11'8 (3.61m x 3.56m)
Range of wall, base and drawer units with worktop over, integrated dishwasher and fridge freezer, space for washing machine. Vinyl flooring. Window to rear with woodland views, door to rear garden. Double radiator.	
LANDING	
Fitted carpet, airing cupboard and loft access.	
BATHROOM	6'4 x 5'6 (1.93m x 1.68m)
Three piece suite comprising of a hand wash basin, W.C and a bath with thermostatic shower over. Vinyl flooring with double radiator and a window to the rear aspect.	
BEDROOM ONE	12'0 x 11'10 (3.66m x 3.61m)
Fitted carpet, storage cupboard, double radiator and window to front aspect.	
BEDROOM TWO	12'0 x 8'8 (3.66m x 2.64m)
Fitted carpet, window to front aspect and double radiator.	
BEDROOM THREE	10'10 x 8'7 (3.30m x 2.62m)
Fitted carpet, window to rear aspect, double radiator.	
BEDROOM FOUR	10'9 x 8'6 (3.28m x 2.59m)
Fitted carpet, window to rear aspect and double radiator.	
FRONT GARDEN	
Brick weave driveway, lawn and pathway.	
REAR GARDEN	
Patio, lawn, wooden shed and incredible woodland views.	
GARAGE	
Single garage with up and over door, light and power.	



Nestled in the highly sought-after area of South Wootton, King's Lynn, this splendid detached house on Peckover Way offers an exceptional living experience. With four generously sized bedrooms, this property is perfect for families or those seeking extra space. The home boasts four inviting reception rooms, providing ample room for relaxation, entertainment, or even a home office. One of the standout features of this residence is its spectacular woodland views, which create a serene backdrop for everyday living. The property has been previously extended, enhancing its spaciousness and allowing for a comfortable lifestyle. The downstairs wet room adds a practical touch, making it convenient for guests and family alike. For those with vehicles, the property includes parking and a garage, ensuring ease of access. The combination of space, location, and beautiful surroundings makes this home a rare find in the market. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property that offers both comfort and style, this house is sure to impress. Don't miss the opportunity to make this wonderful home your own.





