



brittons
estate agents

www.brittons.net

DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road where the property can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(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.



119 Wootton Road Gaywood King's Lynn, Norfolk PE30 4DJ

**SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY,
CARPORT AND GARAGE**

Gaywood

£395,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL	
Wooden flooring, stairs leading to first floor, storage cupboard under stairs, double radiator, doors leading to kitchen, lounge and dining room.	
LOUNGE	14'11 x 11'0 (4.55m x 3.35m)
Wooden flooring, fireplace with log burner, picture rail, bay window to front aspect letting in natural light.	
DINING ROOM	14'11 x 9'7 (4.55m x 2.92m)
Wooden flooring, decorative brick chimney breast, double radiator, bay window to front aspect. Picture rail.	
KITCHEN	11'11 x 9'0 (3.63m x 2.74m)
Range of wall, base and drawer units with wood effect worktop over. Eye level double oven, hob with extractor unit over, space for dishwasher. LED downlights. Door leading to W.C. Two windows to rear aspect over looking the rear garden. Vinyl flooring. Door giving external access to side of property.	
SNUG	11,10 x 8,10 (3.35m,3.05m x 2.44m,3.05m)
Vinyl flooring, French doors to rear aspect, leading to garden. Door leading into utility area.	
UTILITY	6'1 x 5'9 (1.85m x 1.75m)
Door to side aspect leading into the rear garden.	
LANDING	
Fitted carpet, window to front aspect, with flexible area which could be used as a reading nook, mini office and many other possibilities to suit. Double radiator. Picture rail.	
BEDROOM ONE	14'1 x 10'3 (4.29m x 3.12m)
Fitted carpet, picture rail, window to front aspect and radiator.	
BEDROOM TWO	15'0 x 10'8 (4.57m x 3.25m)
Fitted carpet, picture rail, window to front aspect.	
BEDROOM THREE	9'9 x 7'2 (2.97m x 2.18m)
Fitted carpet, window to rear aspect, radiator.	
BEDROOM FOUR	9'0 x 8'11 (2.74m x 2.72m)
Fitted carpet, window to rear aspect.	
BATHROOM	8'8 x 5'11 (2.64m x 1.80m)
Newly fitted three piece suite comprising of vanity hand wash basin, W.C and bath with shower over. Obscured window to rear aspect.	
GARAGE	16'0 x 10'0 (4.88m x 3.05m)
SHED	11'7 x 7'8 (3.53m x 2.34m)
FRONT OF PROPERTY	
Laid to gravel, offering multiple parking spaces on driveway. Side entrance leading to gated carport and garage.	
REAR GARDEN	
Fully enclosed. Newly laid patio proving seating with a pergola over. Extends onto decking with steps down onto lawn, perfect for entertaining. Borders well stocked with shrubs and flowers. Further decked area at bottom of garden.	

Welcome to this charming detached house located on Wootton Road in the sought-after area of Gaywood, King's Lynn. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with the family. With four bedrooms, there is plenty of space for everyone to enjoy. The house features a newly renovated bathroom, adding a touch of modern elegance to the property. Imagine unwinding in a luxurious bath after a long day. Additionally, the presence of a log burner in the lounge creates a cosy and inviting atmosphere, perfect for those chilly evenings. Parking is always a breeze with space for multiple vehicles, making trips out or returning home with shopping hassle-free. The well-presented interior is sure to impress, offering a comfortable and stylish living space for you to make your own. Step outside into the garden, a delightful space that is perfect for hosting gatherings or simply enjoying a cup of tea in the sunshine. The popular location of this property ensures that you are conveniently located near amenities, schools, and transport links. Don't miss out on the opportunity to make this house your home.



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



