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estate agents

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## 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 right hand side by our for sale board.

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



194a Wootton Road King's Lynn Norfolk PE30 3BQ

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH EN-SUITE, DRIVEWAY, LARGE REAR GARDEN AND CONSERVATORY.  
BUILT IN 2001.  
LOCAL AMENITIES CLOSE BY.

King's Lynn

£325,000 Freehold

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)







15'10 x 6'3 (4.83m x 1.91m)

6'0 x 2'9 (1.83m x 0.84m)

17'8 x 10'7 (5.38m x 3.23m)

th granite hearth.

10'0 x 8'4 (3.05m x 2.54m)

11'8 x 8'2 (3.56m x 2.49m)

ner with mixer tap,  
ated fridge/freezer,

13'2 x 8'4 (4.01m x 2.54m)

9'8 x 5'5 (2.95m x 1.65m)

Hot tap, W.C, Heated

13'10 max x 9'10 (4.22m max x 3.00m)

6'0 x 5'9 (1.83m x 1.75m)

basin with chrome

## 11'10 x 9'8 (3.61m x 2.95m)

8'4 x 6'11 (2.54m x 2.11m)

Located on Wootton Road, King's Lynn, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. Built in 2001, the property boasts a recently fitted kitchen, three bedrooms (master with en-suite) along with family bathroom and ground floor cloakroom, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The spacious lounge features a beautiful wood burner and modern French doors that lead to the dining room and then further on to a delightful conservatory. The large garden is a true highlight, providing a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying peaceful moments in nature. The property also features a garage and a driveway, offering parking for multiple vehicles. Additionally, its prime location ensures that you are close to local amenities, making daily errands and leisure activities easily accessible. This semi-detached house is not just a home; it is a lifestyle choice that combines modern living with the charm of a well-established neighbourhood. With its generous living spaces, beautiful garden, and convenient location, this property is a must-see for anyone looking to settle in King's Lynn.









