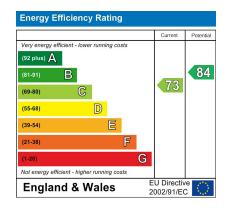
## **DIRECTIONS**

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.



## **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.



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

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETAHCED 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









**ENTRANCE HALLWAY** 15'10 x 6'3 (4.83m x 1.91m)

Wood effect flooring, under stairs storage space, doors leading to all rooms down stairs, stairs leading to first floor and double radiator

Two piece suite comprising of wash hand basin and W.C. double radiator, wood effect flooring and window to front aspect.

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

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

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

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

Fitted carpet, bay window to front aspect, two double radiators, internal double French doors leading to dining room and log burner with granite hearth.

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

Fitted carpet, double radiator, internal double French doors to lounge and UPVC double doors to the conservatory.

11'8 x 8'2 (3.56m x 2.49m) Wood effect flooring, range of wall, base and drawer units with edge wood worktops over, Inset one and half bowl sink single drainer with mixer tap, Integrated oven with separate integrated hob with integrated extractor hood over, Integrated dishwasher, and washing machine, integrated fridge/freezer,

double Radiator and window and door to rear aspect leading into the rear garden.

13'2 x 8'4 (4.01m x 2.54m) Tiled flooring, Velux window and French doors leading to the rear garden.

LANDING

Fitted carpet, airing cupboard and loft access.

BATHROOM 9'8 x 5'5 (2.95m x 1.65m) Three piece suite comprising of a bath with chrome mixer taps and thermostatic shower attachment over, hand basin with chrome mixer tap, W.C, Heated

towel rail, extractor fan, wood effect flooring and window to side aspect

MASTER BEDROOM

Fitted carpet, air con unit, double radiator and window to front aspect.

6'0 x 5'9 (1.83m x 1.75m) Laminate flooring, three piece suite comprising of a corner shower enclosure with rain fall shower and hand held attachment, hand basin with chrome

mixer tap and built in vanity unit, W.C, Heated towel rail and window to front aspect. BEDROOM 2 11'10 x 9'8 (3.61m x 2.95m)

Fitted carpet, double radiator and window to rear aspect.

BEDROOM 3

Fitted carpet, double radiator and window to rear aspect.

FRONT GARDEN

Brick weave driveway, parking for multiple vehicles, flower beds and double wooden gates leading to the garden.

Enclosed, mainly laid to lawn with patio area, summerhouse (with light and power) and timber shed.

Single garage with electric door. Light and power

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.



















