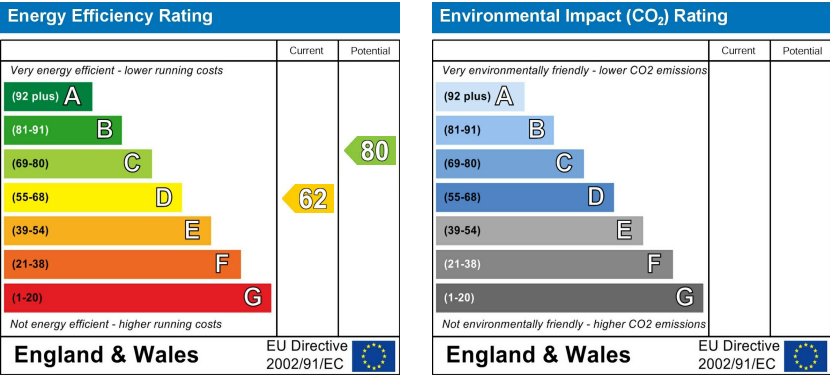


DIRECTIONS

From King's Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, turn left onto Nursery Lane then turn left onto Wheatley Drive where the property can be found on the left hand side easily identified 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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



19 Wheatley Drive North Wootton King's Lynn Norfolk PE30 3QQ

TWO BEDROOM DETACHED BUNGALOW WITH TANDEM GARAGE, DRIVEWAY + FIELD VIEWS TO THE REAR - FOR SALE BY MODERN METHOD OF AUCTION

North Wootton

£325,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL Laminate flooring. Radiator. Storage cupboard. Loft access.	14'7 max x 8'10 (4.45m max x 2.69m)
L- SHAPED LOUNGE/DINER Fitted carpet. Feature fireplace. Two double radiators. Windows to front, side and rear aspects.	19'10 max x 17'10 max (6.05m max x 5.44m max)
KITCHEN Range of wall, base and drawer units with worktops over. Integrated electric hob, oven, dishwasher and fridge-freezer, stainless steel sink with mixer tap over. Airing cupboard. Tiled flooring. Window to rear aspect with extensive field views.	14'4 x 9'4 (4.37m x 2.84m)
UTILITY AREA Space for washing machine and tumble dryer. Wash hand basin. Fully tiled. Window to rear aspect.	6'5 x 4'5 (1.96m x 1.35m)
CONSERVATORY Tiled floor. Door to garden. Surround windows with field views.	12'4 x 10'9 (3.76m x 3.28m)
BEDROOM 1 Fitted carpet. Double radiator. Window to front aspect.	12'11 x 11'11 (3.94m x 3.63m)
BEDROOM 2 Fitted carpet. Built-in wardrobes. Radiator. Window to rear aspect.	11'11 x 9'11 (3.63m x 3.02m)
EN-SUITE SHOWER ROOM Shower enclosure, wash hand basin and w.c. Radiator. Window to rear aspect.	6'3 x 6'1 (1.91m x 1.85m)
BATHROOM Three piece suite comprising bath, wash hand basin and w.c.	8'11 x 5'5 (2.72m x 1.65m)
FRONT GARDEN Laid to lawn with trees, flower/shrub borders and shingle driveway leading to:	
TANDEM GARAGE	31'0 x 9'3 (9.45m x 2.82m)

REAR GARDEN
Mainly laid to lawn with flower borders and patio area. Outdoor sockets. Field views.

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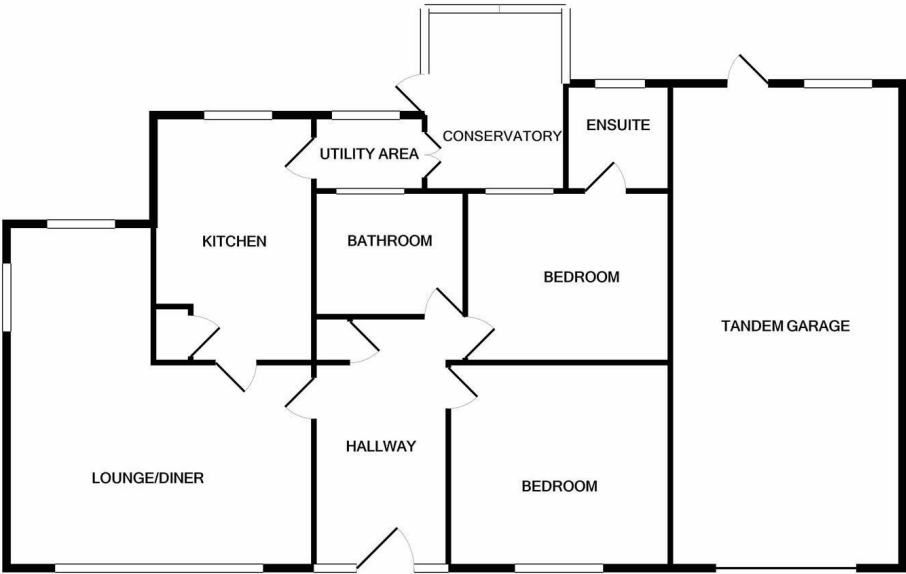
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**** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000**** Nestled in the charming area of North Wootton, Wheatley Drive presents a delightful opportunity to acquire a detached bungalow that perfectly balances comfort and potential. This inviting property boasts two generously sized bedrooms, including a master suite complete with an ensuite bathroom and built-in wardrobes, ensuring ample storage and privacy. The bungalow features a well-appointed reception room that is both spacious and bright, flooded with natural light, creating a warm and welcoming atmosphere. The modern kitchen is designed for both functionality and style, making it an ideal space for culinary enthusiasts. Additionally, the family bathroom is impressively spacious, featuring a corner bath, perfect for relaxation. Outside, the property is surrounded by well-maintained front and rear gardens, offering picturesque field views that enhance the tranquil setting. With parking available for multiple vehicles, convenience is assured. This bungalow is not only a comfortable home but also a canvas for your personal touch, providing plenty of potential to make it truly your own. Whether you are looking to downsize or seeking a peaceful retreat, this property is a must-see. Embrace the opportunity to enjoy a serene lifestyle in North Wootton, where comfort meets charm.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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