



Willow Park, King's Lynn
PE30 3BP

BROWN & CO



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Two Bedrooms
Desirable Location
Low Maintenance Garden
Garage
Parking
No Upward Chain



INTRODUCTION

Brown & Co offers a two bedroom modern bungalow in South Wootton, a desirable suburb of King's Lynn in West Norfolk. The property is located towards the end of a cul-du-sac in a highly convenient location close to local amenities such as hair dresser, bus route, convenience stores and schooling. There is also no upward chain.

LOCATION

North and South Wootton are one of West Norfolk's most desirable villages known for its strong community and laid-back village life which is also close to the town and amenities of Kings Lynn including mainline train station to Ely, Cambridge and London which is only 3.5 miles from the property. The villages have greens, duck pond and local well supported public houses alongside three infant and junior schools and golf club. The area is also on the edge of the Sandringham Royal Estate with the visitor centre just a short drive about ten minutes. Beyond this, the Norfolk coast awaits, as well Norwich, Cambridge and Peterborough all being under one hour drive.

THE PROPERTY

Brown & Co offers a two bedroom modern bungalow in South Wootton, a desirable suburb of King's Lynn in West Norfolk. The property is located towards the end of a cul-du-sac in a highly convenient location close to local amenities such as hair dresser, bus route, convenience stores and schooling. There is also no upward chain. To the front of the property there is parking, garden and access to the rear. The rear of the property has been landscaped for low maintenance with paving and decorative beds to the boundaries. Inside the house, there is an entrance hallway, sitting room/dining room, the kitchen breakfast room has range of fitted cupboards at eye and base level and breakfast bar and there is a side door which leads to side entrance, the garage and utility room. There are also two double bedrooms and shower room.

There is no upward chain.

SERVICES

Mains gas, water, electric and drainage.

EPC: D

VIEWING PROCEDURE

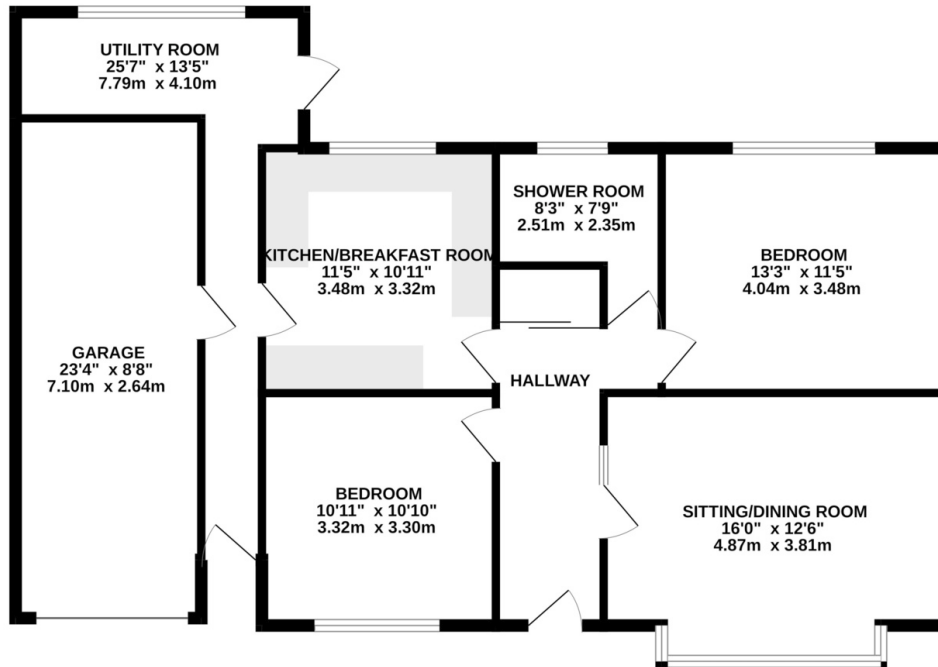
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.
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.
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