



The Howards, North Wootton, King's Lynn
PE30 3RS

BROWN & CO



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Contact Brown & Co to view

Detached house with double garage

Four bedrooms

Master bedroom with en-suite

Large West facing garden

Desirable village location

Close to King's Lynn Town and all amenities

Highly sought-after location

No upward chain



DESCRIPTION

Brown & Co offers for sale this detached four-bedroom home located in the highly sought-after 'The Howards' development in North Wootton, Norfolk. The property would benefit from updating and some remedial work is required. 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

Set back behind a brick-weaved driveway and front lawn with a pleasant open outlook, the property offers well-proportioned accommodation throughout, though it would now benefit from

internal renovation and modernisation.

A covered porch leads into a welcoming entrance hallway. On the ground floor, there is a large sitting room, a formal dining room with bay window, a generous kitchen breakfast room, and a separate utility. A study with fitted office furniture provides an ideal space for home working.

Upstairs, a gallery landing leads to four bedrooms and family bathroom. The master bedroom includes an en suite shower room.

Outside

To the rear, the house enjoys a large west-facing landscaped garden, laid mainly to lawn with mature borders and a full-width patio terrace-perfect for entertaining or enjoying the afternoon and evening sun. The property is offered with no upward chain.

Early viewing is recommended to appreciate the location and potential this home offers.

Council tax: F

EPC: TBC

SERVICES:

Gas central heating

Mains electricity, water and drainage

Agents note: Please note, two first floor ceilings have been taken down due to a leak whilst the property was vacant

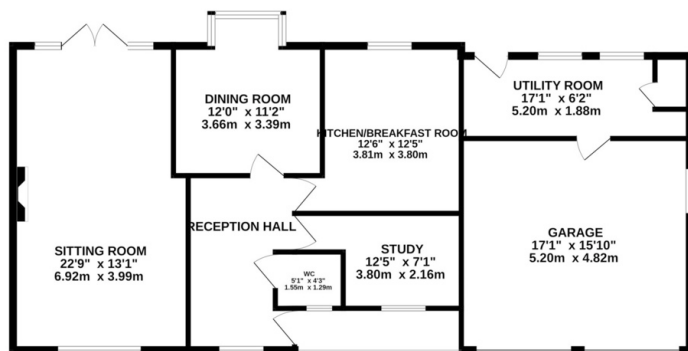
VIEWING PROCEDURE

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

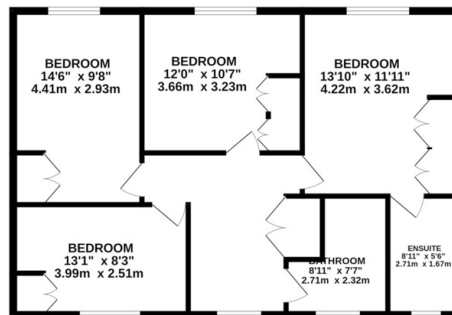
BUYER IDENTITY CHECK

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
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 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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