









welcome to

Burghley Road, South Wootton, King's Lynn

Located in the popular area of South Wootton is this well presented three bedroom detached bungalow which is being offered with no onward chain. Viewing highly recommended.













Double Glazed Entrance Door To Entrance Porch

Double glazed window, door to:-

Entrance Hall

Radiator, loft access, two storage cupboards

Lounge

20' 10" x 11' 5" (6.35m x 3.48m)

Two double glazed windows, two radiators, fireplace with inset electric fire, ceiling light/fan

Kitchen

12' 7" x 7' 11" (3.84m x 2.41m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine and fridge freezer, ceramic tiled floor, double glazed window, double glazed door to rear

Bedroom One

13' 10" x 9' 5" (4.22m x 2.87m)

Double glazed window, radiator, fitted mirror fronted wardrobes

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window, radiator

Bedroom Three

11' 2" x 8' 9" (3.40m x 2.67m) Radiator, double glazed window

Wetroom

7' 11" x 5' $\,$ (2.41m x 1.52m)

Low level WC, wash hand basin, mains shower, radiator, double glazed window, tiled walls

Outside

To the front is ample parking and a driveway that leads to a detached garage with electric roller doors. Side gate gives access to the rear garden which is laid mainly to lawn with garden shed.





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Burghley Road, South Wootton King's Lynn

- Popular South Wootton Location
- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Gas Central Heating

Tenure: Freehold EPC Rating: D

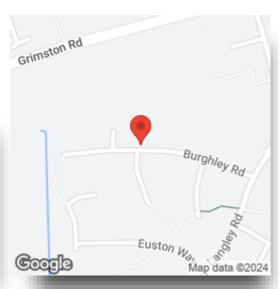
offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117746



Property Ref: KLN117746 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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