



**Ullswater Avenue, South Wootton, King's Lynn, PE30 3NJ**



**welcome to**

**Ullswater Avenue, South Wootton, King's Lynn**

\* No Onward Chain \* William H Brown are delighted to offer to market this beautifully presented 4 bedroom detached home, offering spacious, modern living in one of South Wootton's most popular residential area. Viewing is highly recommended!



## Accommodation:

### Kitchen

15' 5" x 18' 10" ( 4.70m x 5.74m )

Wall and base units, double oven, microwave, integrated dishwasher, space for washing machine and tumble dryer, integrated wine cooler, space for fridge/freezer

### Dining Area

20' 5" x 16' 7" ( 6.22m x 5.05m )

### Lounge

20' 10" x 11' 10" ( 6.35m x 3.61m )

Window to front, radiator

### Garden Room

19' 10" x 10' 1" ( 6.05m x 3.07m )

Bifolds to garden, lantern, log burner

### Cloakroom

WC, Hand Wash Basin

### Bedroom One

18' 11" x 14' 6" ( 5.77m x 4.42m )

Front and rear windows, radiator

### En Suite

Bath, WC, Hand Wash Basin, Heated Towel Rail,

Window to front

### Dressing Room

9' 8" x 9' 4" ( 2.95m x 2.84m )

### Bedroom Two

12' 3" x 10' 9" ( 3.73m x 3.28m )

Window to front, Radiator, Jack & Jill door to main shower room

### Bedroom Three

10' 4" x 10' 5" ( 3.15m x 3.17m )

Window to rear, Radiator

### Bedroom Four

10' 3" x 10' ( 3.12m x 3.05m )

Window to rear, Radiator

### Shower Room

Shower, Two Hand Wash Basins, WC, Heated Towel Rail, Airing Cupboard

### Outside

Shingle driveway providing off-road parking for multiple vehicles and access to the integral garage. Garage has power and lighting up-and-over door to the front and a personal door to the rear for access from the garden. Rear garden in complete with a patio area with bi folds to the garden room, a raised timber decked area at the end of the garden. The remaining space is laid to lawn along with a timber outbuilding, which is currently being used as an outside bar and store area.



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welcome to

## Ullswater Avenue, South Wootton King's Lynn

- \* NO ONWARD CHAIN \*
- Beautifully Presented Detached Family Home
- Open Plan Living
- High Quality Finish
- Three Further Bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers in excess of  
**£535,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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postcode not the actual property

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Property Ref:  
KLN118970 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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