





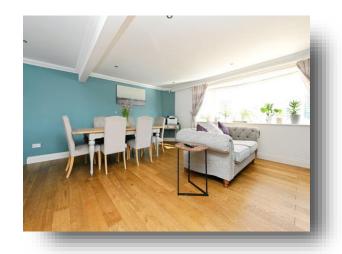
Ullswater Avenue, South Wootton, King's Lynn, PE30 3NJ



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" \times 10' 9" (3.73m \times 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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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





Ground Floor

First Floor

£500,000







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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118970



Property Ref: KLN118970 - 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 quidance 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.





01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

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.