



**Barley Close, South Wootton, King's Lynn, PE30 3PG**



**welcome to**

**Barley Close, South Wootton, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented four bedroom property located in the popular village of South Wootton. Complete with an enclosed rear garden and a garage, viewing is highly recommended!



### Entrance Hall

Understairs storage cupboard, Radiator

### Lounge

21' 7" x 12' 3" ( 6.58m x 3.73m )

Double glazed window to front, double patio doors to rear, radiator, air conditioning unit

### Dining Room

11' 9" x 9' 1" plus bay window ( 3.58m x 2.77m plus bay window )

Double glazed bay window to front, radiator

### Kitchen

11' 10" x 11' 9" ( 3.61m x 3.58m )

Wall and base units, sink and mixer tap with separate tap for water filter, Harvey Arc water softener, oven and gas hob with extractor, space for dishwasher, space for freestanding fridge/freezer, radiator

### Utility

6' 4" x 5' 3" ( 1.93m x 1.60m )

Base unit, space for washing machine/tumble dryer, patio door to rear

### Cloakroom

WC, Hand Wash Basin

### Bedroom One

12' 6" x 12' 1" ( 3.81m x 3.68m )

Double glazed window to front, radiator, built in wardrobe, air conditioning unit

### En Suite

Shower, WC, Hand Wash Basin, Radiator, Window

### Bedroom Two

12' 1" x 8' 9" ( 3.68m x 2.67m )

Double glazed window to rear, radiator

### Bedroom Three

12' 5" x 11' 5" ( 3.78m x 3.48m )

Double glazed window to front, radiator

### Bedroom Four

9' 9" x 9' 2" ( 2.97m x 2.79m )

Double glazed window to rear, radiator

### Family Bathroom

Bath, WC, Hand Wash Basin, Radiator

### Outside

Outside to the rear of the property is a generous garden with secure brick wall surround and a gate leading to private parking and a single garage.



Ground Floor



First Floor

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](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Barley Close, South Wootton King's Lynn**

- Detached Home
- Four Bedrooms
- Garage & Off Road Parking
- Enclosed Rear Garden
- En Suite to Master & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £365,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
KLN119085 - 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.

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.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**