



**Deas Road, South Wootton, King's Lynn, PE30 3PE**

**welcome to**

**Deas Road, South Wootton, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented four bedroom detached home, with open plan living, an enclosed garden, driveway and garage, this property is the perfect family home. Viewing is highly recommended!



**Entrance Hall**

Radiator, Stairs to first floor, Understairs storage

**Lounge**

18' 2" x 11' 8" ( 5.54m x 3.56m )

Double Glazed Window to Front, Radiator

**Kitchen/Dining Room**

25' 6" x 10' 5" ( 7.77m x 3.17m )

Wall and base units, integrated double oven, electric hob, sink and mixer tap, radiator, double glazed window to rear, door to side, double doors to;

**Conservatory**

Full length windows, double glazed patio doors to garden

**Study**

9' 1" x 5' 11" ( 2.77m x 1.80m )

Double glazed window to front, radiator

**Cloakroom**

WC, Hand Wash Basin, Double glazed window

**Bedroom One**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Double glazed window to front, Built in wardrobe, Radiator

**En Suite**

WC, Hand Wash Basin, Shower

**Bedroom Two**

12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to front, walk in wardrobe, radiator

**Bedroom Three**

11' 5" x 8' 5" ( 3.48m x 2.57m )

Double glazed window to rear, radiator

**Bedroom Four**

8' 11" max x 5' 11" ( 2.72m max x 1.80m )

Double glazed window to rear, radiator

**Bathroom**

WC, Hand Wash Basin, Bath

**Outside**

Driveway to garage, Enclosed rear garden with patio area and the remainder laid to lawn, door to garage



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## Deas Road, South Wootton, King's Lynn

- Four Bedroom Spacious Family Home
- Stylish Open Plan Kitchen/Diner
- Integrated Appliances
- Separate Lounge, Study & Cloakroom
- Master Bedroom With En Suite

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

offers over  
**£375,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN117365 - 0004

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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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