



**31 Langley Road, South Wootton King's Lynn PE30 3UA**

**£235,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

**Overlooking a green and perfectly positioned in the ever-popular Woottons, this well-presented three-bedroom semi-detached home offers generous living space, a sunny garden, and excellent convenience for local amenities.**

Step inside and you'll find a spacious 23ft lounge/dining room, providing a fantastic open space for relaxing, entertaining friends, or enjoying family meals. The room flows nicely through to a conservatory, creating an additional light-filled area that looks out over the garden and is ideal for enjoying the warmer months.

The kitchen overlooks the rear garden, making it a bright and practical space for day-to-day living.

Upstairs, the property offers three nicely proportioned bedrooms, giving flexibility for growing families, guests, or even a home office. These are served by a family bathroom fitted with a white three-piece suite.

Outside, the home continues to impress. The rear garden enjoys a sunny south-westerly aspect, making it perfect for afternoon and evening sunshine. It is mainly laid to lawn with a patio seating area, offering a great space for outdoor dining and relaxing, while also feeling pleasantly private.

The front garden is laid to shingle for ease of maintenance, and the property also benefits from private parking to the rear, accessed via Peckover Way.

**With its attractive outlook, good room sizes and excellent location close to local amenities, this home is an ideal choice for first or second-time buyers looking to settle in the Woottons.**

**Property Type: Semi Detached House**

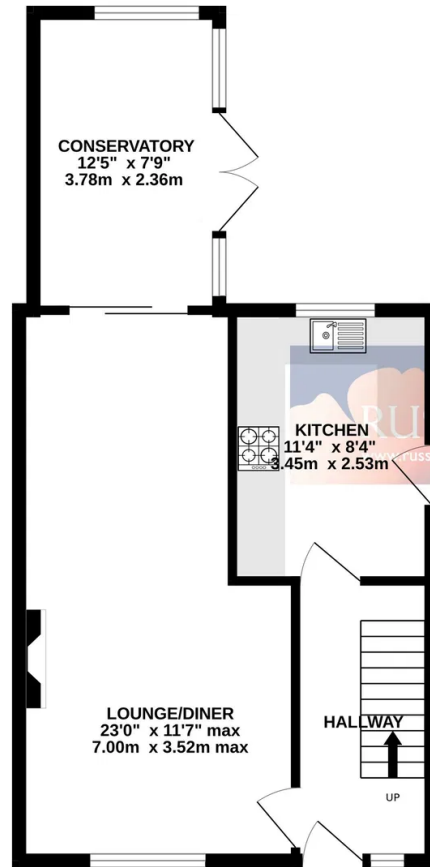
- Semi-detached family home
- 3 Bedrooms
- 23ft Lounge / dining room
- Conservatory
- Private parking
- South/West facing garden
- Gas central heating
- Double glazed
- Desriable area
- Overlooking a green

#### Disclaimer

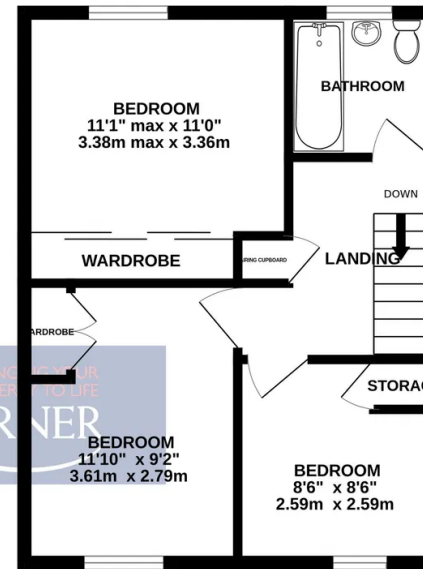
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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