



**3 Heather Close, North Wootton, King's Lynn, PE30 3RH**

**£335,000**

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

**Tucked quietly in a pleasant cul de sac in ever popular North Wootton, this detached bungalow offers a lovely sense of calm and comfort in a location that continues to be in strong demand. It is the kind of home that immediately feels easy to live in, well laid out, well cared for, and ready for its next chapter.**

The welcome begins with a spacious hallway, setting the tone for the rest of the property, with a useful storage cupboard keeping things neat and practical. The lounge is a real highlight, stretching beyond 20ft, offering a bright and comfortable space to relax or entertain, with French doors opening out to the rear garden.

The kitchen dining room enjoys a pleasant outlook over the garden, with views beyond toward woodland, and provides a great space for day to day living, whether that is a quiet morning coffee or something more social. It comes well equipped with fitted oven, hob, microwave, dishwasher, fridge and freezer, so you can move straight in and enjoy.

There are three bedrooms in total, \*although two have been opened up to create a larger, more flexible space, ideal for those wanting a dressing area or additional room, with the option to easily reinstate the original layout if required. The bathroom is smart and modern, fitted with a stylish P shaped bath with shower over, complemented by a vanity unit which adds both practicality and a touch of quality.

Outside, there is parking to the side for 2 cars and potential for more at the front, along with a garage, and to the rear a south facing garden designed with ease in mind, mainly laid to patio with mature shrubs and planting providing colour and interest. Beyond the immediate rear boundary there is still a sense of greenery, with woodland visible in the backdrop, helping create a pleasant and relaxing environment.

**With double glazing and gas central heating, this is a home that will suit a range of buyers, though it will particularly appeal to those looking to enjoy a quieter pace of life in a well regarded setting.**

**Tenure: Freehold**

**Property Type: Detached Bungalow**

- Detached bungalow
- Cul-de-sac
- North Wootton
- Three bedrooms\*
- Flexible layout
- 20ft+ Lounge
- French doors
- Views toward woodland
- South facing garden
- Garage & parking

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.



*Bright & generous 20ft6 Lounge*

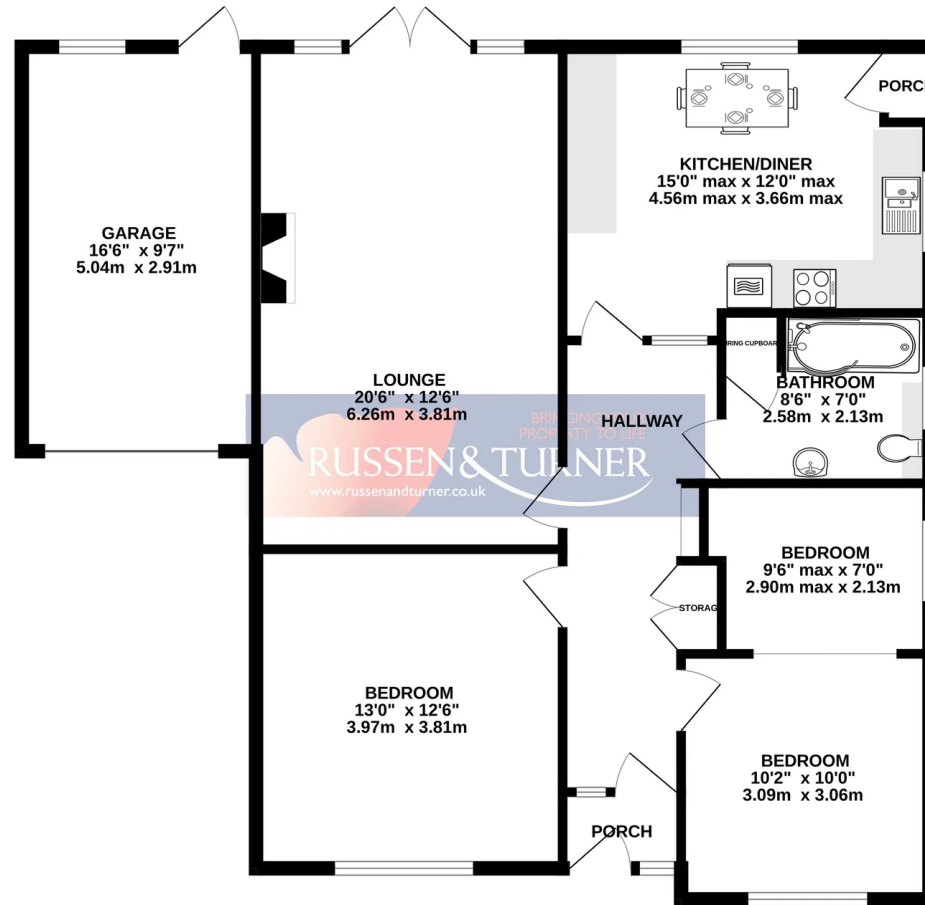


*Bright, south facing garden*



*Bedroom 2 & 3  
have been opened up*

GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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