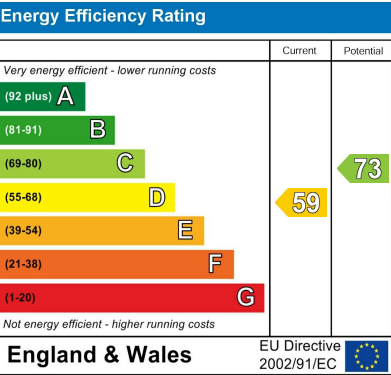


DIRECTIONS

Sat Nav: PE30 3JJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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7 Sycamore Close South Wootton King's Lynn PE30 3JJ

FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY PARKING AND A GARAGE

South Wootton

£350,000 Freehold

01553 692828
sales@brittons.net





PORCH Two entrance doors both UPVC.	97 x 3'4 (2.92m x 1.02m)
ENTRANCE HALL Fitted carpet and stairs to the first floor.	11'10 x 8'11 (3.61m x 2.72m)
KITCHEN Range of wall base and drawer units with worktop over. Vinyl flooring. Window to the rear aspect. Inbuilt pantry and access to the side passage.	14'4 x 12'10 max (4.37m x 3.91m max)
LOUNGE Fitted carpet with a window to both the front and rear aspect. Sliding patio door to the rear aspect leading to the garden.	19'10 x 14'9 (6.05m x 4.50m)
DINING ROOM Fitted carpet with a window to the front aspect.	11'2 x 8'10 (3.40m x 2.69m)
SIDE PASSAGE Side passage enclosed between the kitchen and the garage. Gives access to the downstairs cloakroom and the storeroom/utility room..	19'5 x 4'1 (5.92m x 1.24m)
STORE ROOM / UTILITY Useful room with a window to the side aspect.	127 x max 122 (3.84m x max 3.71m)
CLOAKROOM Comprising of a W.C and a hand wash basin.	
LANDING Fitted carpet with an airing cupboard and access to the loft.	
BEDROOM ONE Fitted carpet, built-in wardrobe, window to the front aspect.	11'1 x 10'11 (3.38m x 3.33m)
BEDROOM TWO Fitted carpet with a window to the rear aspect and a built-in wardrobe.	11'0 x 9'1 (3.35m x 2.77m)
BEDROOM THREE Fitted carpet, built-in wardrobe and window to the front aspect.	11'1 x 9'6 (3.38m x 2.90m)
BEDROOM FOUR Fitted carpet with a window to the rear aspect.	9'6 x 9'1 (2.90m x 2.77m)
BATHROOM Four piece suite comprising of a hand wash basin set within a vanity unit, WC, bath and shower enclosure with thermostatic mixer. Vinyl flooring and a frosted window to rear aspect.	8'5 x 5'9 (2.57m x 1.75m)
FRONT OF PROPERTY Front garden is laid to gravel with a gravel driveway and a decorative patio area. Side gate to an enclosed rear garden. Second side gate leading into covered passage way. Entrance to garage with roller door.	
GARDEN Mainly laid to lawn with a patio area and a decorative shingle area with flowerbeds. Fully enclosed.	
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Situated in the tranquil Sycamore Close, South Wootton, this charming detached house presents an excellent opportunity for those seeking a spacious family home with great potential. Boasting four generously sized bedrooms, this property is perfect for families or those looking for extra space. As you enter, you are welcomed by a large open hallway leading to two inviting reception rooms that offer ample space for relaxation and entertaining. The bright and airy atmosphere throughout the home is enhanced by large windows, allowing natural light to flood in. The spacious kitchen is a delightful feature, providing a practical area for cooking and family gatherings. Additionally, a useful utility and store room adds to the convenience of daily living. The property includes a well-appointed bathroom, ensuring that morning routines run smoothly for the whole family. The interior, while dated, is a blank canvas ready for someone to infuse their personal style and make it their own. Outside, the well-maintained front and rear gardens offer a lovely outdoor space for children to play or for hosting summer barbecues. The low-maintenance front garden is particularly appealing, allowing you to enjoy the outdoors without the burden of extensive upkeep. With parking available for multiple vehicles, this home is ideally situated in a peaceful neighborhood, making it a perfect retreat while still being close to local amenities. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to transform this spacious property into your dream home.

