Beautifully presented Bungalow off Wootton Road

Offers Over £255,000

What3Words SUPPOSING.SPRING.IMPULSES

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

There's something reassuring about a home that's been genuinely cared for.

Having been cherished by the same owners for over two decades, this beautifully presented two-bedroom link detached bungalow offers a lifestyle that's as easy as it is enjoyable. Positioned just off the ever-popular Wootton Road, it combines generous living space, thoughtful modern upgrades and a wonderfully private south-facing garden, all within easy reach of King's Lynn's amenities.

From the moment you arrive, it's clear this is a home that's been maintained with pride. Practical improvements including solar panels, an air source heat pump, an EV charging point and security cameras ensure it's every bit as efficient and future-ready as it is welcoming.

At the heart of the home is a spacious living room that naturally draws people together. Stretching to almost 20ft in length, it's a room that's equally suited to quiet afternoons with a good book as it is entertaining family and friends. French doors open into the garden room, creating a wonderful flow between the living spaces while allowing natural light to flood through the home.

The garden room is one of those spaces you'll quickly find yourself gravitating towards. Overlooking the south-facing garden, it's perfect for a leisurely morning coffee, an afternoon spent reading, or simply enjoying the changing seasons from the comfort of indoors. Open the French doors and the garden becomes a natural extension of the home during the warmer months.

The kitchen has been designed with everyday life in mind. Offering excellent storage, integrated cooking appliances and generous worktop space, it's a practical yet welcoming room where preparing meals feels effortless.

Both bedrooms are comfortable doubles, providing flexibility for guests, hobbies or home working, while the generously sized shower room, complete with a four-piece suite, offers a level of comfort that's increasingly hard to find.

Outside, the property continues to surprise. The impressive 26ft carport provides sheltered parking alongside an EV charging point, while the original garage has been cleverly adapted to provide the best of both worlds. The front section remains invaluable for storage, while the rear has been transformed into a versatile garden room that's ideal as a home office, gym, studio or peaceful retreat, with French doors opening directly onto the garden.

The south-facing rear garden is the perfect finishing touch. Private, easy to maintain and wonderfully sunny throughout the day, it's a space designed for relaxing rather than endless upkeep. Whether you're enjoying lunch on the patio, tending to pots and borders or simply soaking up the afternoon sunshine, it's a garden that perfectly complements the home.

Offered to the market with no onward chain, this is far more than a bungalow that's ready to move into. It's a home that's been thoughtfully enhanced over many years, allowing its next owners to simply unpack, settle in and start enjoying everything it has to offer from day one.

Tenure: Freehold

Property Type: Detached Bungalow

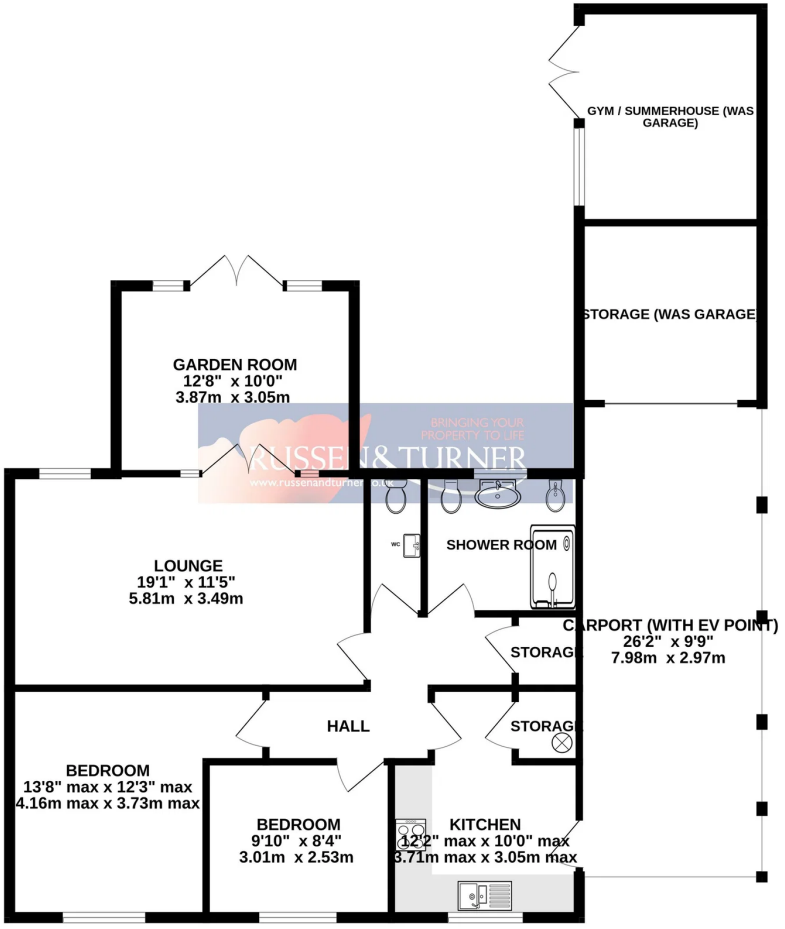
- Two Double Bedroom Link Detached Bungalow
- Desirable Location - Just off Wootton Road
- 19ft Living Room
- Garden Room
- 26ft Car Port
- Converted Garage - Potential Gym/Home Office
- EV Charging Point
- Solar Panels
- Modern Air Source Heating
- Turn-key Ready with No Onward Chain

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 £24.50 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.

South facing & private

Gym, summerhouse or studio?

GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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