

DIRECTIONS

Sat Nav: PE30 3JJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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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.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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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

£395,000 Freehold

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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.

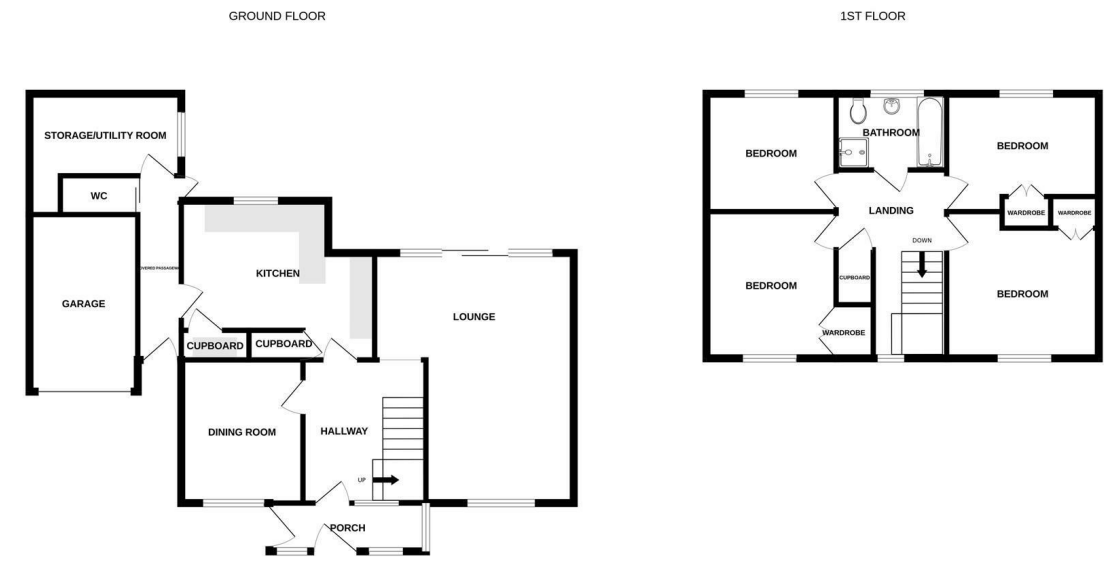
IMPORTANT INFORMATION
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Situated in the tranquil Sycamore Close, South Wootton, this charming detached house presents an excellent opportunity for those seeking a spacious family home with great potential. Boasting four generously sized bedrooms, this 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.



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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