



2 Ancar Road, South Wootton, King's Lynn PE30 3PS

£245,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Set at the top of a close in the ever-popular village of South Wootton, this modern three-bedroom semi-detached home offers the kind of easy, welcoming lifestyle so many first-time buyers are searching for.

From the moment you arrive, there's a sense that this is a home designed to be lived in and enjoyed. Step through the front door into a bright and inviting entrance hall that naturally draws you through the ground floor. From here, you can wander into the living room or continue through to the heart of the home, the kitchen/dining space.

The kitchen/dining room is perfectly suited to modern living. It's a space that effortlessly adapts to the rhythm of your day, from quick midweek meals to relaxed weekend breakfasts, and evenings filled with friends and conversation. Generous worktop space and ample storage keep everything practical and organised, while a door opening onto the garden allows natural light to pour in, creating a bright and uplifting atmosphere.

In contrast, the living room offers a more intimate retreat. It's the ideal place to unwind at the end of the day, whether that's curling up with a book, enjoying a film, or simply relaxing once guests have gone home.

Upstairs, the sense of space and light continues. Three well-proportioned bedrooms provide flexibility for a growing household or changing needs. The main and second bedrooms are both comfortable doubles, while the third bedroom, currently used as a home office, could easily become a nursery, dressing room, or cosy guest space. A well-appointed bathroom completes the first floor.

Outside, the fully enclosed rear garden offers a private haven to enjoy the warmer months. It's a space that works just as well for children and pets to play safely as it does for summer barbecues or quiet moments in the sun.

Practicality is well considered too, with off-road parking and a detached garage adding convenience to everyday life.

Bright, well-presented and ready to move into, this is a home that allows you to settle in from day one, a place where you can truly feel at home the moment you turn the key.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Ideal First or Family Home
- Off-road Parking
- Enclosed Rear Garden
- Sought After Location
- Garage
- Move in Ready
- Gas Central Heating
- Council Tax Band - B

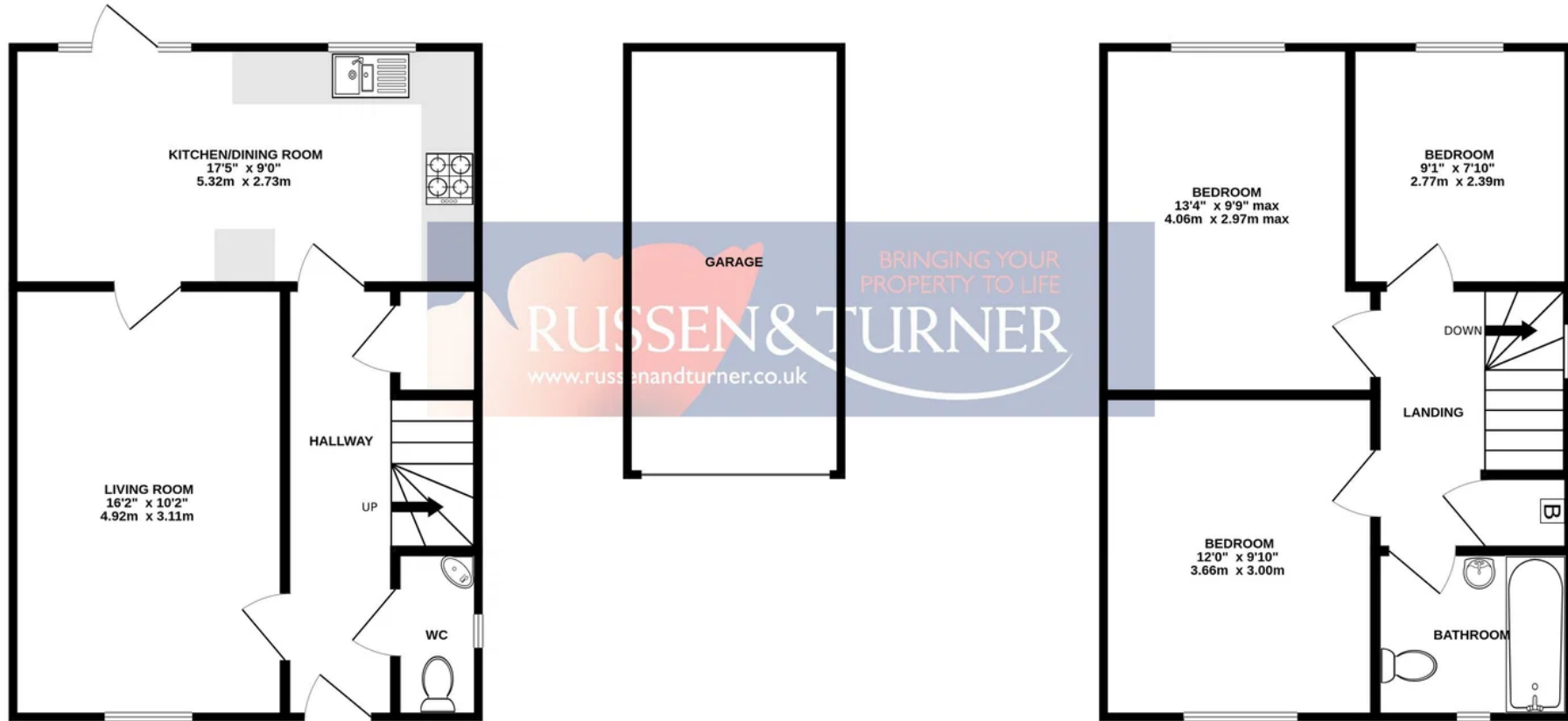
Disclaimer

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
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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