



Greenacre Close, South Wootton
King's Lynn

£250,000

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

Your first home should feel exciting and this one gives you plenty to look forward to.

South Wootton has long been one of those places people want to put down roots. Great local schools, useful everyday amenities, woodland walks and a real sense of community are all close at hand, while King's Lynn town centre is only a short journey away. Sitting right in the middle of it all, this three-bedroom semi-detached home could be a brilliant place to begin your next chapter.

Better still, it's offered with no onward chain, taking one potential complication out of the moving process and leaving you free to start imagining life here.

Pull onto the driveway and there's convenient off-road parking, complemented by a detached garage providing even more useful storage. A front porch gives you somewhere to kick off shoes and hang coats before stepping into the surprisingly spacious entrance hall.

From here, the layout begins to unfold.

The open-plan living and dining room is a space designed for real life. There's plenty of room to create distinct areas for relaxing and dining without losing that sociable, connected feel. Think Friday nights on the sofa, Sunday lunch around the table or friends over for an evening that lasts longer than planned.

Just beyond is the garden room, adding another layer of flexibility. It could become a quiet reading corner, playroom, home office or simply somewhere to sit with your morning coffee while looking out over the garden.

Back through the hallway, you'll find the modern kitchen, generously proportioned and offering plenty of storage and preparation space. It's already smart and practical, meaning there's no need to immediately start ripping things out, you can simply move in, unpack and start enjoying it.

Upstairs, you'll find the sort of bedroom arrangement that gives a first-time buyer room to think beyond just the next couple of years.

There are two comfortable double bedrooms alongside a well-proportioned single. Guest room for now, nursery in the future, dressing room or somewhere to work from home, bedroom three can change as your life does. Completing the first floor is the family bathroom.

When summer arrives, the rear garden really comes into its own. Enjoying a sunny aspect, there's space to fire up the barbecue, invite friends over, let little ones play or simply pull up a chair and enjoy a quiet drink after work. It's your own outdoor space to shape and enjoy however you choose.

And that's what makes this home particularly appealing.

It offers everything you need right now, three bedrooms, a modern kitchen, garage, parking, gas central heating, double glazing and a sunny garden, but importantly, there's enough space and flexibility for it to continue working as life moves forward.

Add in the schools, shops, walks and community of South Wootton, plus easy access into King's Lynn, the Queen Elizabeth Hospital and the wider West Norfolk countryside, and you've got a location that's every bit as practical as the house itself.

For a first-time buyer, this isn't simply a way onto the property ladder. It's somewhere you can unpack, settle in and genuinely start building a life, without feeling like you'll have outgrown it a couple of years down the line.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Detached Garage
- No Onward Chain
- Off Road Parking
- Set in The Sought After Woottons Area
- Gas Central Heating
- Sunny Rear Garden
- Modern Kitchen
- Double Glazed

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- 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.

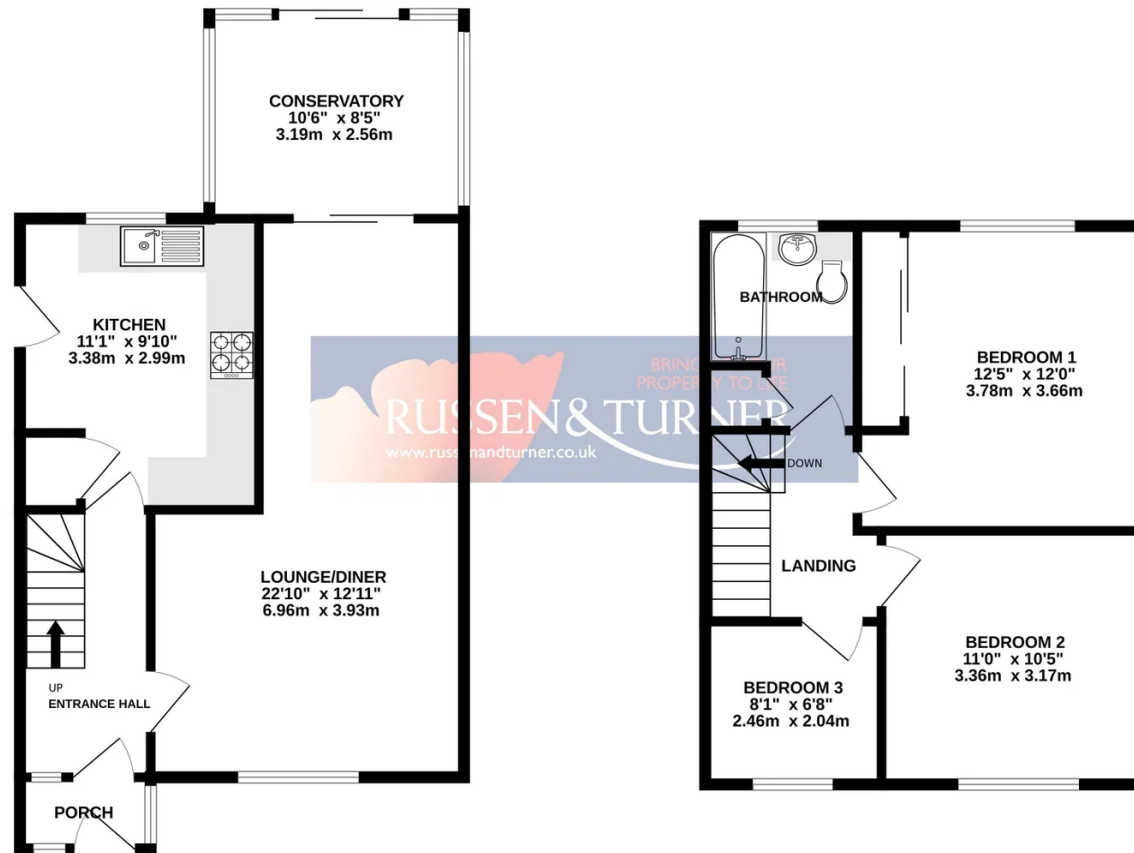
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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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