



Bourne Close, South Wootton, King's Lynn, PE30 3LZ

welcome to

Bourne Close, South Wootton, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom detached bungalow, located in a sought after village. Complete with driveway parking, garage and wonderful enclosed garden, viewing is highly recommended to appreciate all this property has to offer!



Entrance Hall

Airing Cupboard, Radiator

Lounge/Diner

Double Glazed Patio Door to Rear, Radiator, Electric Fireplace

Kitchen

Wall and Base Units, Sink and Mixer tap, Integrated Oven, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Door to Rear

Bedroom One

Double Glazed Window to Front, Radiator

Bedroom Two

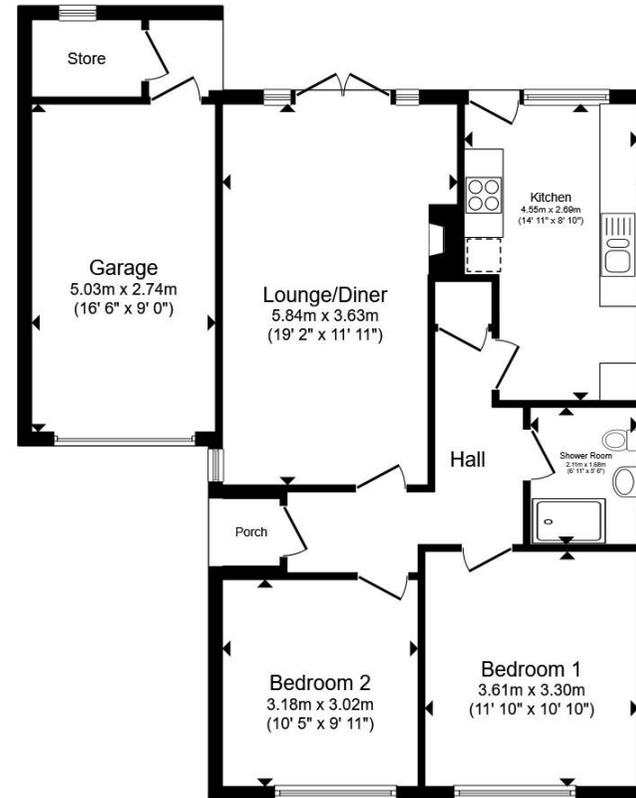
Double Glazed Window to Front, Radiator

Shower Room

Shower, WC, Hand Wash Basin, Radiator

Outside

Driveway to Garage. Enclosed Rear Garden to Rear.



Floor Plan

Total floor area 85.5 m² (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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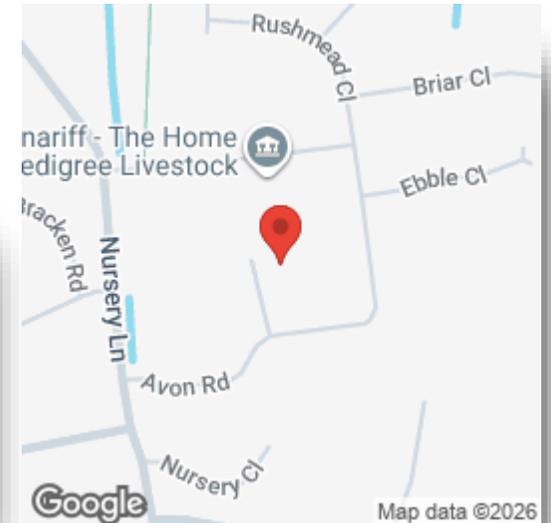
welcome to

Bourne Close, South Wootton, King's Lynn

- Beautifully Presented Detached Bungalow
- Two Double Bedrooms
- Lounge/Diner & Kitchen
- Garage & Ample Off Road Parking
- Sought After Village Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119715 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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