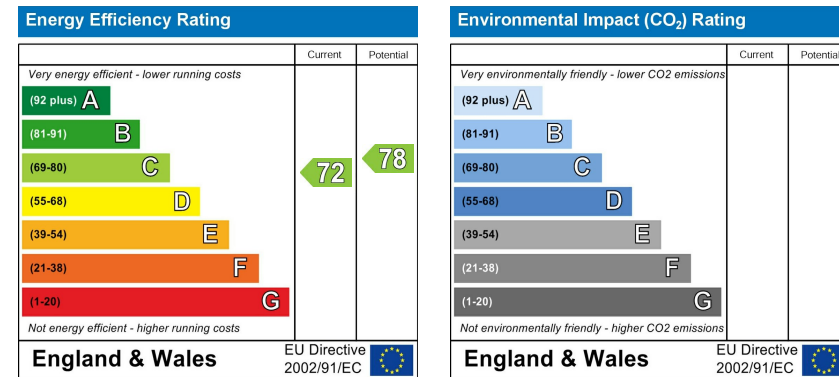


DIRECTIONS

SAT NAV: PE30 3UD



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



34 Mannington Place South Wootton King's Lynn Norfolk PE30 3UD

FOUR BEDROOM DETACHED HOUSE ON A SPACIOUS PLOT WITH OFF ROAD PARKING WITH GARAGE

King's Lynn

£270,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALL 19'0 x 5'05 + 13'04 x 6'07 (5.79m x 1.65m + 4.06m x 2.01m)
 Large L-Shaped Entrance Hall way, leading to all rooms, fitted carpet, double radiator, window to side aspect, stairs to first floor.

LOUNGE 16'07 x 12'00 (5.05m x 3.66m)
 Fitted carpet, window to front aspect, double radiator, feature electric fireplace.

DINING ROOM 11'11 x 10'04 (3.63m x 3.15m)
 Open arch to kitchen, fitted carpet, single radiator, sliding patio door to conservatory.

KITCHEN 10'04 x 9'10 (3.15m x 3.00m)
 Range of wooden wall-mounted base and drawer units, splash back wall tiling. Sink with drainer under window to rear garden, space and plumbing for dishwasher and washing machine, space for oven. Tiled flooring, open arch to dining room, door to conservatory.

CONSERVATORY 12'08 x 9'09 (3.86m x 2.97m)
 Tiled flooring, triple aspect windows to rear garden, French doors to rear garden, electric sockets.

SHOWER ROOM 6'07 x 5'11 (2.01m x 1.80m)
 Three piece suite comprising of a W.C, hand wash basin and a walk-in shower enclosure. Extractor fan, tiled flooring, obscured window to side aspect and single radiator.

LANDING
 Fitted carpet, loft access, window over stairs to side aspect, doors to all rooms.

BEDROOM ONE 12'00 x 10'07 (3.66m x 3.23m)
 Fitted carpet, window to rear garden, single radiator, fitted wardrobes.

BEDROOM TWO 12'02 x 9'08 (3.71m x 2.95m)
 Fitted carpet, window to front aspect, single radiator, fitted wardrobes

BEDROOM THREE 10'07 x 9'11 (3.23m x 3.02m)
 Fitted carpet, window to rear garden, single radiator, fitted wardrobes.

BEDROOM FOUR 11'00 x 10'04 (3.35m x 3.15m)
 Fitted carpet, window to front aspect, single radiator, fitted wardrobes, airing cupboard.

BATHROOM 6'07 x 5'11 (2.01m x 1.80m)
 Three piece suite comprising of a concealed W.C, hand wash basin and a fitted bath with shower attachment, heated towel rail and extractor fan. Vinyl flooring, surround full-height wall tiling and an obscured window to side aspect.

IMPORTANT INFORMATION
 MEASUREMENTS: All measurements quoted are approximate.

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

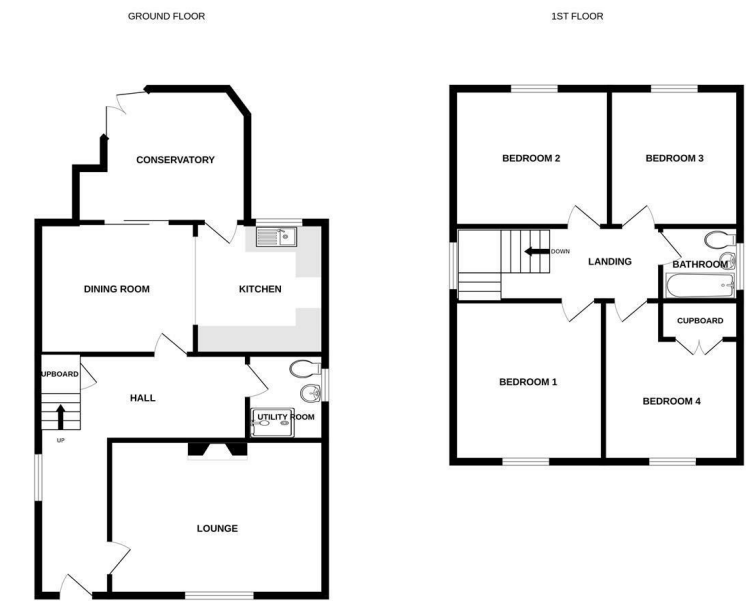
VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

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.



**** Being Sold via Secure Sale online bidding. Terms & Conditions apply.**** Nestled in the charming area of Mannington Place, South Wootton, King's Lynn, this delightful detached house offers a perfect blend of comfort, space, and exciting potential. With four generously sized bedrooms — each featuring built-in storage — the home is perfectly suited for families of all sizes and those seeking room to grow. As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The lounge, complete with a cosy fireplace, creates a warm and inviting atmosphere ideal for unwinding after a long day. The kitchen flows seamlessly into the dining room, forming a sociable open-plan layout that works beautifully for family life and gatherings. From here, sliding doors open into a bright conservatory overlooking the beautifully maintained garden — a perfect spot for morning coffee, quiet reading, or hosting summer barbecues. Natural light floods the property, enhancing the already spacious feel and creating a welcoming environment throughout. With two well-appointed bathrooms, morning routines are made easy and convenient for all household members. Whether you envision a contemporary open-plan kitchen, a larger family room, a home office suite, or enhanced outdoor living spaces, this home provides the ideal canvas to create something truly special. This property is not just a house; it is a home with remarkable scope to evolve alongside your lifestyle. Offering space, flexibility, and the chance to add significant value, it is an ideal choice for those seeking a tranquil yet vibrant living experience in King's Lynn. Don't miss the opportunity to make this splendid and full-of-potential property your own.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and quantities herein are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
 Made with Metrepro 12025



