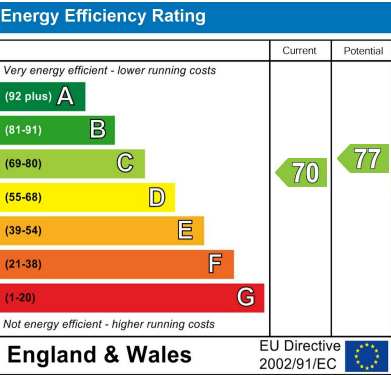


DIRECTIONS

SATNAV: PE30 3UE



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.

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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.

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"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.

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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.

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11 Peckover Way South Wootton King's Lynn PE30 3UE

THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£280,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Laminate flooring, stairs to first floor, double radiator, doors to lounge and kitchen.

KITCHEN

Laminate flooring, door to side, window to rear over stainless steel sink, range of wall-mounted base and drawer units, space and plumbing for washing machine, integrated electric oven and hob.

LOUNGE/DINER

Fitted carpet, window to front aspect, French doors to conservatory, column radiator.

CONSERVATORY

Tiled flooring, triple aspect views to rear garden, power supply, double radiator, french doors to garden.

LANDING

Fitted carpet, window to side aspect, loft access, doors to all rooms, airing cupboard.

BEDROOM ONE

Fitted carpet, window to rear aspect, single radiator.

BEDROOM TWO

Fitted carpet, window to front aspect, single radiator.

BEDROOM THREE

Fitted carpet, window to front aspect, double radiator.

BATHROOM

Three piece suite comprising of a bath, W.C and hand wash basin. Obscured window to rear aspect.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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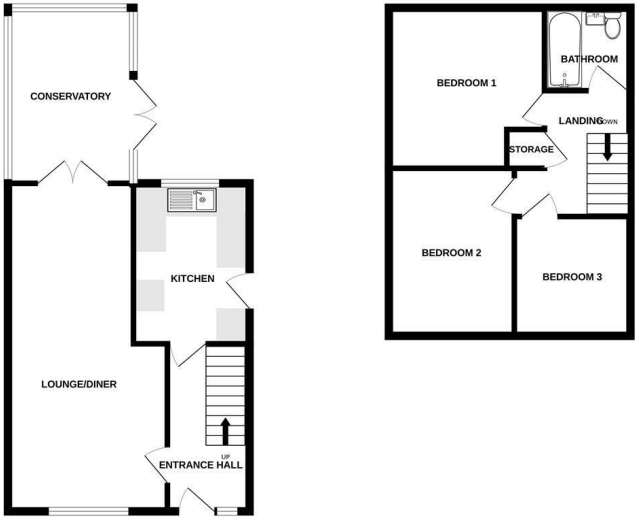
Located in the highly desirable area of Peckover Way, South Wootton, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a welcoming entrance hall that leads into a spacious lounge/diner, ideal for both relaxation and entertaining. The separate kitchen provides a functional space for culinary pursuits, ensuring that every meal can be enjoyed in style.

One of the standout features of this home is the delightful conservatory, which invites natural light and offers a serene spot to unwind while overlooking the garden. The three well-proportioned bedrooms provide ample space for family living or guest accommodation, while the bathroom is conveniently located to serve the household.

The property is situated close to local amenities, making it an excellent choice for those seeking easy access to shops, schools, train station and recreational facilities. This home is not just a place to live; it is a sanctuary that combines modern living with a sense of community. Whether you are a first-time buyer or looking to downsize, this detached house on Peckover Way is a wonderful opportunity not to be missed.

GROUND FLOOR

1ST FLOOR



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