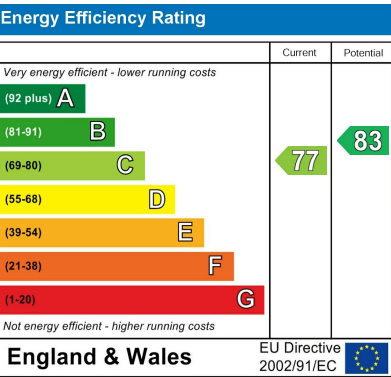


DIRECTIONS

SAT NAV: PE30 3RY



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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£585,000 Freehold

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PORCH	
ENTRANCE HALL	
LOUNGE	22'4 x 12'11 (6.81m x 3.94m)
DINING / FAMILY ROOM	19'8 x 11'9 (5.99m x 3.58m)
KITCHEN	16'11 x 9'6 (5.16m x 2.90m)
UTILITY	8'11 x 4'9 (2.72m x 1.45m)
HOME OFFICE	7'3 x 6'9 (2.21m x 2.06m)
CLOAKROOM / W.C	
LANDING	
MASTER BEDROOM	13'6 x 11'2 (4.11m x 3.40m)
DRESSING ROOM	7'3 x 5'3 (2.21m x 1.60m)
ENSUITE	
BEDROOM TWO	17'1 x 9'10 (5.21m x 3.00m)
BEDROOM THREE	14'5 x 9'10 (4.39m x 3.00m)
BEDROOM FOUR	13'1 x 7'9 (3.99m x 2.36m)
BATHROOM	12'8 x 7'1 (3.86m x 2.16m)

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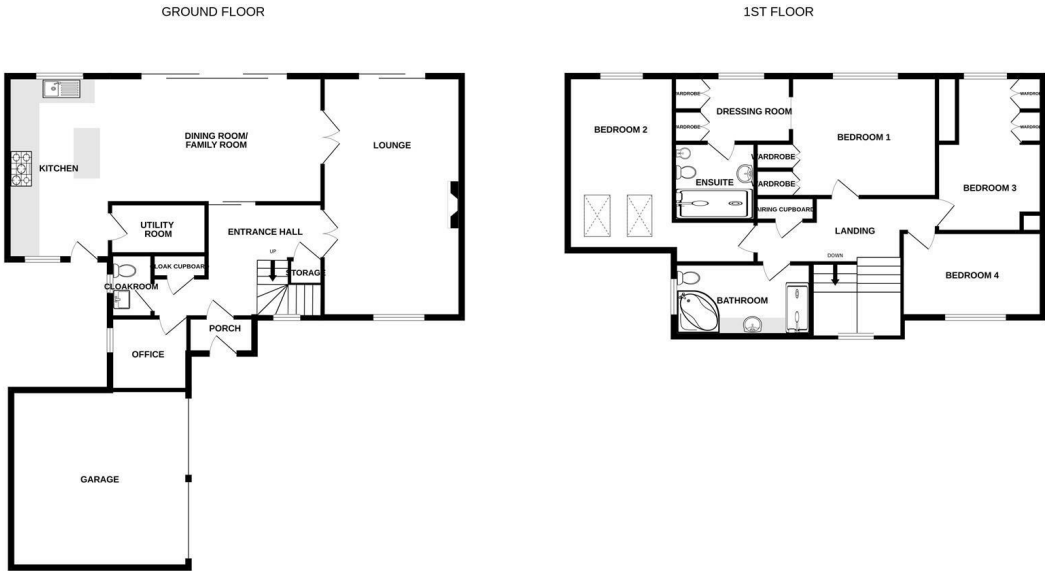
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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective

Situated in one of North Wootton's most desirable addresses, this standout four-bedroom detached home delivers the space, style and setting that modern families dream of. From the moment you step inside, the property feels bright, open and beautifully balanced — a home designed for both everyday comfort and effortless entertaining. At its heart is a stunning open-plan kitchen and family hub, finished with sleek cabinetry and generous worktops, flowing naturally into a spacious dining and living area. Sunlight pours in through the sliding doors, drawing your eye straight out to the garden and creating a warm, sociable atmosphere perfect for gatherings, homework sessions, or relaxed evenings at home. A separate utility room and outside utility area keeps the practicalities neatly tucked away. The ground floor continues to impress with a welcoming lounge featuring a charming fireplace and further garden access, a dedicated home office ideal for remote working, and a well-appointed cloakroom. The striking full-height window on the staircase adds a real architectural flourish, flooding the hallway with natural light and giving the home a sense of openness and calm. Upstairs, the master suite feels like a private retreat, complete with a dressing room and ensuite. Three additional double bedrooms offer superb flexibility for family, guests or hobbies, while the spacious four-piece family bathroom provides a touch of luxury with its corner bath and walk-in shower. The generous driveway and double garage offer excellent parking and storage, while the beautifully landscaped rear garden is a true sanctuary. Mature shrubs and trees frame a choice of seating areas, including a timber sun deck and a charming circular patio overlooking a wildlife pond and fruit trees the perfect backdrop for summer evenings and weekend relaxation. This is more than a house it's a rare opportunity to secure a beautifully presented family home in one of King's Lynn's most sought-after postcodes.



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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