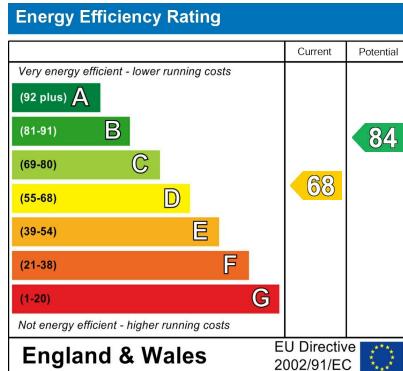


DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, forward onto Low Road and at the traffic lights continue straight over onto Grimston Road. At the Rainbow turn right onto Langley Road and continue straight over at the mini roundabout. Then take the 2nd right onto Euston Way follow the road to the right and the property is located on the left easily identified by our For Sale board.



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."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



31 Euston Way South Wootton King's Lynn, Norfolk PE30 3TX

**WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA
WITH GARAGE AND PARKING.
NO UPWARD CHAIN**

South Wootton

£299,950 Freehold



ENTRANCE HALL

16'2 x 13'4 x 3'3 (4.93m x 4.06m x 0.99m)
L shaped, with wood effect vinyl flooring, decorative coved ceiling, dado rail, airing cupboard housing ideal combi boiler, loft access, smoke alarm, radiator and doors leading to lounge / diner.

LOUNGE / DINER

20'10 x 11'7 (6.35m x 3.53m)
Luxury fitted carpet, decorative coved ceiling, dado rail, radiator, fire effect gas fire with marble hearth and decorative surround. Two windows to the front aspect.

KITCHEN

12'9 x 7'9 (3.89m x 2.36m)
Comprising of a range of wall, base and drawer units with worktop over. Ceramic sink with drainer and mixer tap over. Tiled splashbacks. Space for fridge / freezer, plumbing for washing machine, gas and electric cooker points, fitted extractor hood. Radiator. Textured and coved ceiling. Vinyl flooring. Window to side aspect.

MASTER BEDROOM

13'4 x 9'4 (4.06m x 2.84m)
Fitted carpet, selection of wardrobes, cupboards and drawers. TV point. Radiator. Window to rear aspect.

BEDROOM TWO

9'10 max x 8'0 (3.00m max x 2.44m)
Fitted carpet, radiator and window to the rear aspect.

BEDROOM THREE

9'4 max x 6'8 min x 8'10 (2.84m max x 2.03m min x 2.69m)
Fitted carpet, radiator and window to side aspect.

BATHROOM

7'9 x 4'10 (2.36m x 1.47m)
Recently refurbished three piece suite comprising of hand wash basin set within vanity unit, W.C, fully tiled with double shower enclosure with wipe board and Mira electric shower and vinyl floor. Radiator and obscured window to the side aspect.

FRONT GARDEN

20'7 x 10'10 (6.27m x 3.30m)
Mainly laid to gravel and is low maintenance, imprinted concrete driveway for multiple vehicles leading to detached brick built garage with up and over door. Access to rear of property from both sides. Outside lights and tap.

REAR GARDEN

Mainly laid to gravel and enclosed by fencing with shrubs and conifers to borders. Paved patio area with benefitting a security light and a personnel door leading into the garage. Rear garden back onto woodland.

GARAGE

With internal power, lighting and loft storage, side door into the garden.

IMPORTANT INFORMATION

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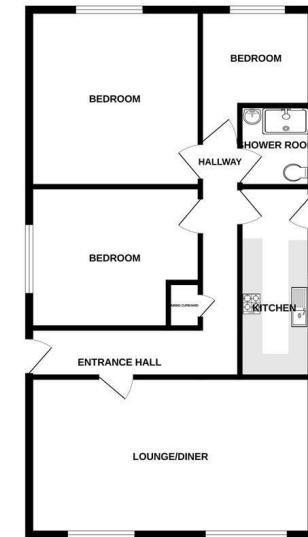
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Nestled in the desirable area of Euston Way, South Wootton, this charming detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for downsizing or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The bungalow boasts a well-presented interior, ensuring that you can move in with ease and start enjoying your new home right away. The low maintenance gardens are a delightful feature, allowing you to spend more time enjoying your surroundings rather than tending to them. This is particularly advantageous for those with a busy lifestyle or for those who prefer to enjoy their outdoor space without the burden of extensive upkeep. Parking is a breeze with space for multiple vehicles, a valuable asset in this popular location. South Wootton is known for its convenient amenities and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. In summary, this delightful bungalow on Euston Way presents an exceptional opportunity for anyone seeking a comfortable and low-maintenance home in a sought-after area. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

NO UPWARD CHAIN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and should be used as a guide only. Dimensions may differ from exact measurements. This plan is for descriptive purposes only and should be used as such by prospective purchaser. The floor plan is not to scale. It is the responsibility of the purchaser to have an accurate floor plan taken by a surveyor. Made with Microplan 0225



