

DIRECTIONS

SAT NAV: PE30 3NJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C	77		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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23 Ullswater Avenue South Wootton King's Lynn PE30 3NJ

MODERN BRIGHT AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN POPULAR LOCATION

King's Lynn

£450,000 Freehold

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sales@brittons.net





PUBLIC NOTICE

*** Brittons are now in receipt of an offer for the sum of £450,001 for The Willows, 23 Ullswater Avenue, South Wootton, King's Lynn, Norfolk, PE30 3NJ

Anyone wishing to place an offer on the property should contact Brittons, 27-28 Tuesday Market Place, King's Lynn, Norfolk PE30 1JJ, 01553 692 828 before exchange of contracts. ***

OPEN PLAN KITCHEN

Range of modern wall and base and drawer units with work top over, contemporary curved island with integrated breakfast bar. Inset sink with mixer tap over, integrated eye level double oven, microwave, integrated dishwasher, space for washing machine and tumble dryer, integrated wine cooler, space for fridge/freezer. Tiled flooring and window to both the front and rear garden. Open plan layout into dining area. 15'5 x 18'10 (4.70m x 5.74m)

OPEN PLAN DINING AREA

Tiled flooring, stairs to first floor, open plan layout leading into a living area and also opening into a spacious and bright garden room. Spotlights throughout. 20'5 x 16'7 (6.22m x 5.05m)

GARDEN ROOM

Bright and spacious room, flooding the property with natural light. Bi fold doors leading into the garden, windows to the side and rear aspect, sky light and a continuation of tiled flooring from the kitchen and dining areas. 19'10 x 10'1 (6.05m x 3.07m)

LIVING AREA

Wood effect flooring, window to front aspect and a radiator. 20'10 x 11'10 (6.35m x 3.61m)

CLOAKROOM

Comprising of a hand wash basin and W.C.

BEDROOM ONE

Wood effect flooring, dual aspect windows, door leading to large dressing room, and another door leading to ensuite. Radiator. 18'11 x 14'6 (5.77m x 4.42m)

ENSUITE

Three piece suite comprising of hand wash basin, W.C and free standing bath with mixer tap over and hand held shower attachment. Heated towel rail. Tiled flooring.

DRESSING ROOM

Wood effect flooring with hanging rails and shelving. Sky light adding additional light to the room. 9'8 x 9'4 (2.95m x 2.84m)

BEDROOM TWO

Wood effect flooring, window to front aspect, radiator and Jack and Jill door leading into main shower room. 12'3 x 10'9 (3.73m x 3.28m)

BEDROOM THREE

Wood effect flooring, window to rear aspect and radiator. 10'5 x 10'4 (3.18m x 3.15m)

BEDROOM FOUR

Wood effect flooring, window to rear aspect and radiator. 10'3 x 10'0 (3.12m x 3.05m)

SHOWER ROOM

Three piece modern suite, corner shower enclosure with shower, two wall hung hand wash basins set within vanity units, W.C, heated towel rail and a airing cupboard. ()

GARAGE

Up and over door with power and lighting. Personal door access from garden at rear.

EXTERNAL

To the front of the property is shingle driveway which provides parking for multiple vehicles. There is also access to the garage. To the rear the garden is mostly laid to lawn with a patio area leading off from the bi fold doors at the garden room. There is also raised decking at the end of the garden. Timber outbuilding.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

*** Brittons are now in receipt of an offer for the sum of £465,001 for The Willows, 23 Ullswater Avenue, South Wootton, King's Lynn, Norfolk, PE30 3NJ

Anyone wishing to place an offer on the property should contact Brittons, 27-28 Tuesday Market Place, King's Lynn, Norfolk PE30 1JJ, 01553 692 828 before exchange of contracts. ***

CHAIN FREE Situated in the charming area of Ullswater Avenue, South Wootton, King's Lynn, this stunning detached house is the epitome of modern family living. With four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for both relaxation and entertainment. As you enter, you are greeted by a contemporary open plan layout that seamlessly connects the kitchen, dining area, living space, and a delightful garden room. This design not only enhances the flow of the home but also creates an inviting atmosphere perfect for family gatherings and social occasions. The kitchen is a true highlight, featuring a stylish island and a breakfast bar, making it an ideal spot for casual dining or morning coffee. The garden room is particularly noteworthy, as it floods the home with natural light, thanks to its generous windows and a skylight that adds an extra touch of elegance. This space is perfect for enjoying the beauty of the outdoors from the comfort of your home. The master bedroom is a luxurious retreat, complete with a well-equipped dressing room that also benefits from a skylight, ensuring that you start your day in a bright and airy environment. The ensuite bathroom features a free-standing bath, providing a serene space for relaxation. This property is not just a house; it is a modern family home designed for comfort and style. With its thoughtful layout and high-quality finishes, it is sure to impress those seeking a tranquil yet sophisticated living experience in South Wootton. Please Note: All services/appliances have not, and will not be tested.



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. Made with Metropix ©2026



