



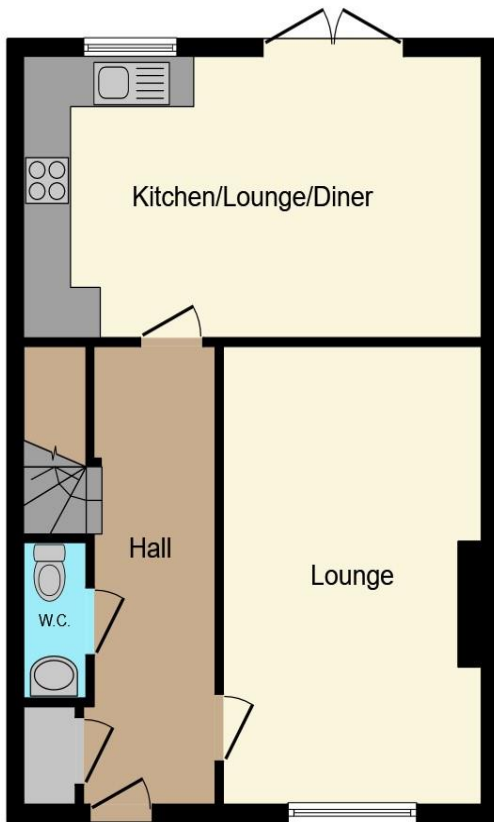
**Tyrrell Crescent, South Wootton, King's Lynn, PE30 3QL**

**welcome to**

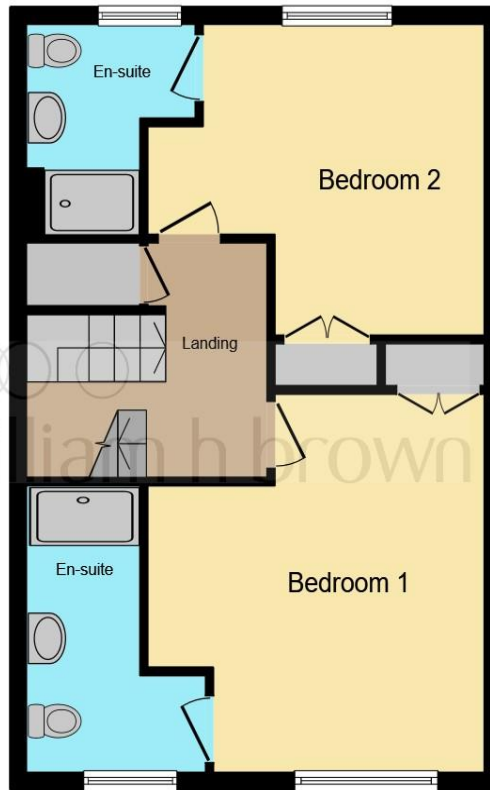
**Tyrrell Crescent, South Wootton, King's Lynn**

Located in the sought after village of South Wootton and close to local amenities is this spacious three storey, four bedroom family home. Viewing highly recommended. Being sold with no onward chain.

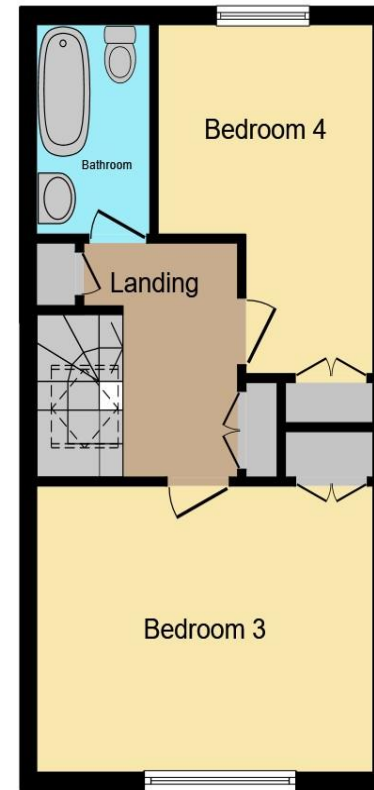




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

18' x 10' 9" max ( 5.49m x 3.28m max )

**Kitchen/Breakfast Room**

19' 1" x 11' ( 5.82m x 3.35m )

**First Floor Landing**

**Bedroom One**

14' 9" max x 13' 11" max ( 4.50m max x 4.24m max )

**En Suite**

**Bedroom Two**

14' max x 12' 5" max ( 4.27m max x 3.78m max )

**En Suite**

**Second Floor Landing**

**Bedroom Three**

14' 1" x 11' 1" plus wardrobe ( 4.29m x 3.38m plus wardrobe )

**Bedroom Four**

13' 9" plus wardrobe x 9' ( 4.19m plus wardrobe x 2.74m )

**Bathroom**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Tyrrell Crescent, South Wootton, King's Lynn

- Spacious family home
- Sought after village location
- Three storey
- Four bedrooms
- Two en suites

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£255,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN118141](http://williamhbrown.co.uk/Property/KLN118141)



Property Ref:  
KLN118141 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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