# Avon Road, South Wootton

King's Lynn

Offers Over

**£320,000**

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

Tucked away along Avon Road, one of the most sought-after addresses in the desirable Norfolk village of South Wootton, this beautifully proportioned three-bedroom detached home offers the perfect blend of comfort, space, and potential. With its generous south-facing plot, integral garage, and light-filled interiors, this is a home ready to move straight into, and one you can truly make your own.

From the moment you step inside, there's an immediate sense of flow and balance. The spacious living and dining rooms open seamlessly into one another, creating a versatile setting for both quiet evenings in and lively gatherings with friends and family. Whether it's curling up with a book, hosting Sunday lunch, or watching little ones play, this is a space that adapts to your lifestyle with ease.

At the heart of the home, the kitchen/breakfast room is both practical and inviting. Modern fitted units provide a wealth of storage and worktop space, while the light-filled design makes it a cheerful place to start the day with a coffee. A handy side porch connects you to the ground floor cloakroom, the integral garage, and a useful utility area at the rear of the garage, perfect for keeping household essentials tucked neatly away.

Upstairs, three generously sized bedrooms offer comfort and flexibility, all bathed in natural light and served by a stylish, contemporary bathroom. Each room has the proportions to grow with your needs, whether as bedrooms, guest accommodation, or a dedicated home office.

Outside, the property continues to impress. The front provides ample off-road parking, while the south-facing rear garden is a true highlight, private, sunny, and wonderfully family-friendly. The lawn offers a safe space for children and pets to play, while the patio invites you to relax with a glass of wine or summer barbecue. With its larger-than-average plot, the garden also presents exciting opportunities to extend (subject to planning), allowing you to dream of an expansive open-plan kitchen/dining space, an additional reception room, or even a fourth bedroom upstairs.

Located in the ever-popular South Wootton, you'll enjoy the best of village life with excellent local amenities, schools, and green spaces, all while being within easy reach of King's Lynn and wider transport links.

This is more than just a house, it's a chance to put down roots in a welcoming community and create the lifestyle you've been looking for.

**Disclaimer**

**1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.**

**2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch — we'll be happy to look into it further.**

**3. All measurements are provided as a guide and may not be exact.**

**4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.**

**5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.**

**Tenure:** Freehold

**Property Type:** Detached House

- Detached House
- Three Bedrooms
- Larger Than Average South Facing Rear Garden
- No Onward Chain
- Sought After Location
- Potential to Extend (STPP)
- Garage and Off-road Parking
- Two Recepption Rooms
- Gas Central Heating
- Ideal Family Home

*This home is flooded with natural light*

*A larger than average, south facing, rear garden*

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