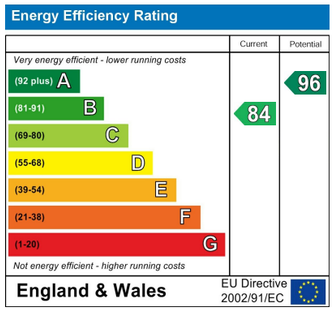
DIRECTIONS



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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 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.

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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.

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THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY IN POPULAR LOCATION

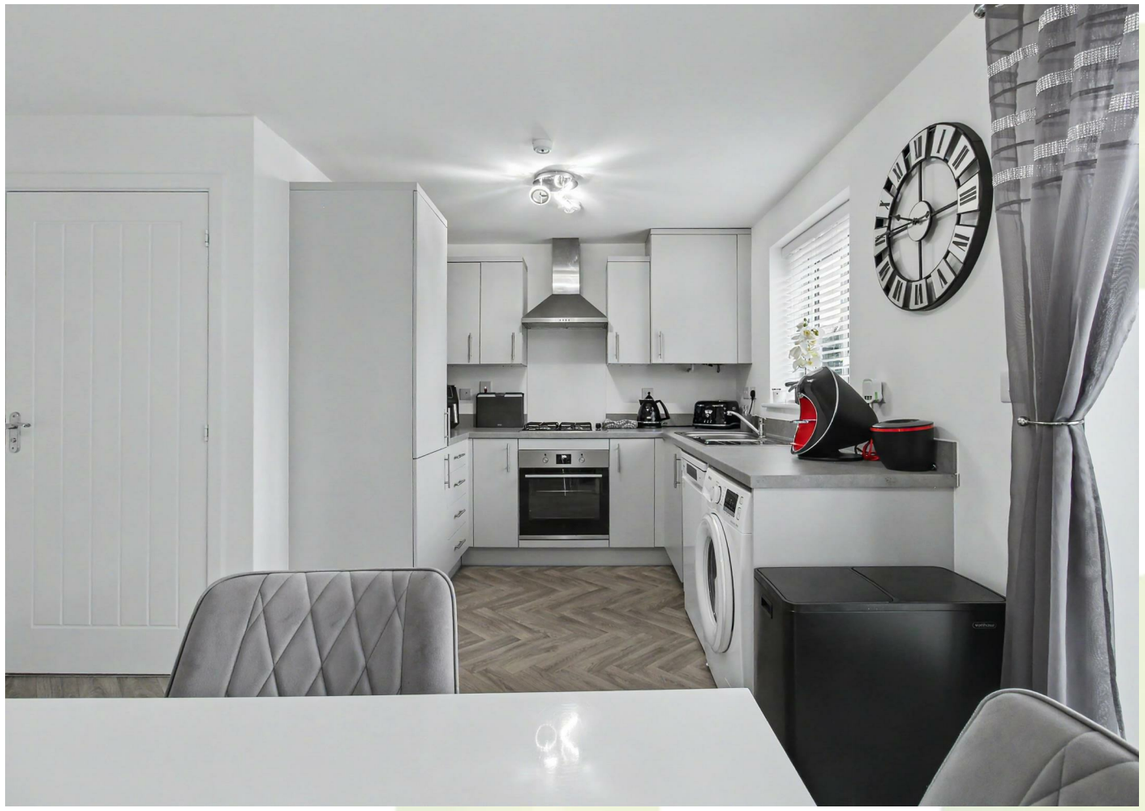
King's Lynn

Freehold
Offers in excess of £290.000

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The Property Ombudsman





ENTRANCE HALL

LOUNGE 13'1 x 11'1 (3.99m x 3.38m)

W C

STORAGE CUPBOARD

KITCHEN DINER 16'3 x 13'5 (4.95m x 4.09m)

BEDROOM ONE 13'1 x 9'1 (3.99m x 2.77m)

ENSUITE

BATHROOM

BEDROOM TWO 9'7 x 8'4 (2.92m x 2.54m)

BEDROOM THREE 8'4 x 6'3 (2.54m x 1.91m)

REAR OF PROPERTY
Large patio area ideal for seating and as a social area, further to this is laid to lawn, with a woodchip area to the end of the garden. Timber shed.

IMPORTANT INFORMATION
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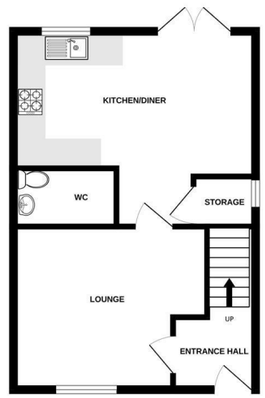
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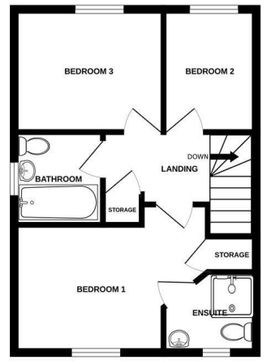
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Welcome to this modern and well-presented semi-detached family home located on the Lavender Fields development in South Wootton. Built in 2024, this property offers a contemporary living experience, perfect for families seeking comfort and style. As you enter, you are greeted by a spacious and bright entrance hall that leads into a generous front aspect lounge, ideal for relaxation and entertaining. The open-plan kitchen diner is a standout feature, providing a welcoming space for family meals and gatherings. This area is complemented by a useful storage cupboard and a convenient W.C, enhancing the practicality of the home. The property boasts three well-appointed bedrooms, with the first bedroom featuring an ensuite shower room and a storage cupboard, ensuring privacy and convenience. The third bedroom is currently utilized as a dressing room, offering flexibility to suit your lifestyle needs. The family bathroom is fitted with a modern three piece suite, including an over bath shower. Outside, the rear garden is a delightful retreat, complete with a patio area for al fresco dining, a well-maintained lawn, and a woodchip play area, making it perfect for children to play and for family gatherings. Situated in a sought-after area, this home is not only modern and stylish but also conveniently located near local amenities and transport links. This property is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a contemporary family home. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR



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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