

## DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, at the traffic lights turn left onto Castle Rising Road then left onto Priory Lane, left onto St Augustines Way then taking the third right onto Walton Close where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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estate agents

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1 Walton Close South Wootton King's Lynn Norfolk PE30 3TW

**SPACIOUS THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY,  
GARAGE, FRONT AND REAR GARDENS.**

**King's Lynn**

**£280,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





<b>ENTRANCE HALL</b> Fitted carpet, and window to the side aspect.	6'6 x 4'3 (1.98m x 1.30m)
<b>HALLWAY</b> Fitted carpet, stairs to first floor and radiator.	9'11 x 6'5 (3.02m x 1.96m)
<b>CLOAKROOM</b> Two piece suite comprising of hand wash basin and W.C, vinyl flooring, radiator and a obscured window to the front aspect.	6'1 x 2'9 (1.85m x 0.84m)
<b>LOUNGE / DINER</b> Fitted carpet, gas fire with decorative surround and tiled hearth. Patio doors to rear garden and window to the front aspect. Two radiators.	23'10 x 11'8 max to 9'6 (7.26m x 3.56m max to 2.90m)
<b>KITCHEN</b> Range of base, wall and drawer units with worktop over. Double electric oven and five ring gas hob with extractor hood over. Under stairs cupboard. Vinyl flooring. Window to rear aspect.	11'4 x 8'5 (3.45m x 2.57m)
<b>UTILITY</b> Range of wall and base units, plumbing for washing machine and tumble drier. Tiled floor, window to rear aspect and door leading to rear garden.	8'8 x 7'1 (2.64m x 2.16m)
<b>LANDING</b> Fitted carpet, storage cupboard, airing cupboard. Window to side aspect.	11'7 x 7'5 (3.53m x 2.26m)
<b>BEDROOM ONE</b> Wooden flooring, built in wardrobes. Radiator. Window to rear aspect.	11'10 max x 11'1 (3.61m max x 3.38m)
<b>BEDROOM TWO</b> Wooden flooring, built in wardrobe, radiator and window to front aspect.	10'10 x 10'9 (3.30m x 3.28m)
<b>BEDROOM THREE</b> Wooden flooring, radiator and window to front aspect.	7'3 x 6'8 (2.21m x 2.03m)
<b>BATHROOM</b> Three piece suite comprising of bath with shower attachment over, pedestal hand wash basin, W.C, radiator and vinyl flooring. Obscured window to the rear aspect.	8'4 x 5'5 (2.54m x 1.65m)
<b>SINGLE GARAGE</b> Up and over door, power and light.	16'6 x 8'8 (5.03m x 2.64m)

**FRONT GARDEN**  
Laid to lawn, with a concrete driveway leading to garage. Mature shrubs.

**REAR GARDEN**  
Enclosed garden laid to lawn, with trees, shrubs and a patio area.

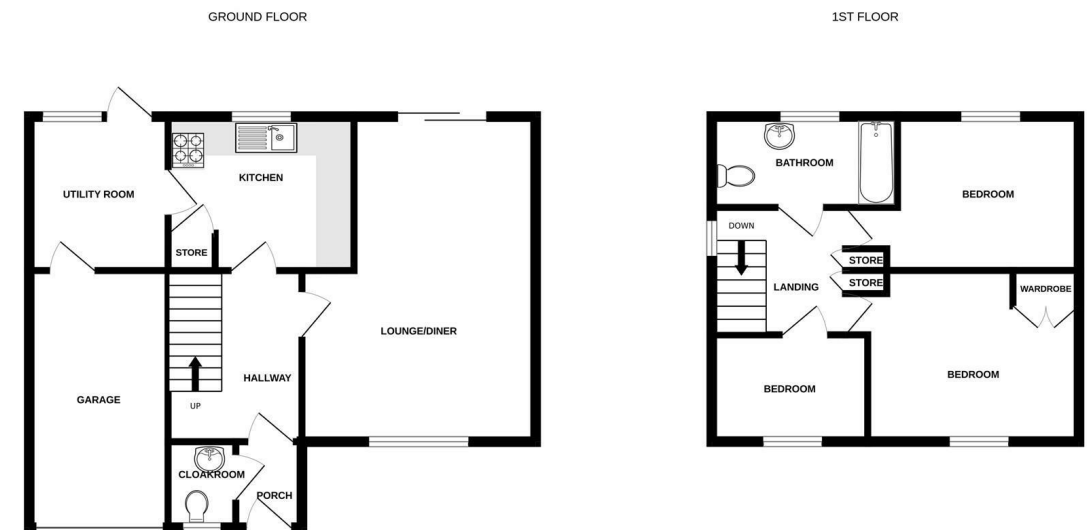
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Situated in the desirable area of Walton Close, South Wootton, King's Lynn, this delightful detached house presents an excellent opportunity for those seeking a spacious family home. Boasting a generous reception room, this property offers ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking to create a comfortable living environment. The house features a well-appointed bathroom and a kitchen that includes a separate utility area, providing both functionality and convenience. The property is surrounded by front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. One of the standout features of this home is its potential. It is ready for you to put your personal touch on it and transform it into your dream residence. Whether you envision modernising the interiors or enhancing the outdoor spaces, the possibilities are endless. Additionally, the property benefits from parking for multiple vehicles and is offered with no upward chain, making the buying process straightforward and hassle-free. This is a rare opportunity to acquire a spacious home in a desirable location, so do not miss out on the chance to make it your own.



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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