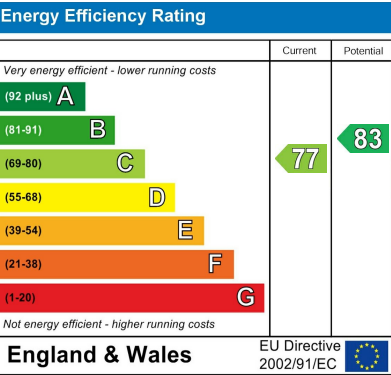


DIRECTIONS

SAT NAV: PE30 3NJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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

£480,000 Freehold

01553 692828  
sales@brittons.net







<b>OPEN PLAN KITCHEN</b> 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 )
<b>OPEN PLAN DINING AREA</b> 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 )
<b>GARDEN ROOM</b> 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 )
<b>LIVING AREA</b> Wood effect flooring, window to front aspect and a radiator.	20'10 x 11'10 (6.35m x 3.61m )
<b>CLOAKROOM</b> Comprising of a hand wash basin and W.C.	
<b>BEDROOM ONE</b> 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 )
<b>ENSUITE</b> 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.	
<b>DRESSING ROOM</b> 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 )
<b>BEDROOM TWO</b> 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 )
<b>BEDROOM THREE</b> Wood effect flooring, window to rear aspect and radiator.	10'5 x 10'4 (3.18m x 3.15m )
<b>BEDROOM FOUR</b> Wood effect flooring, window to rear aspect and radiator.	10'3 x 10'0 (3.12m x 3.05m )
<b>SHOWER ROOM</b> 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**  
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\*\*\*CHAIN FREE\*\*\*Situating 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.



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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