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## 262 Wootton Road, King's Lynn, PE30 3BH

Offers Over £465,000

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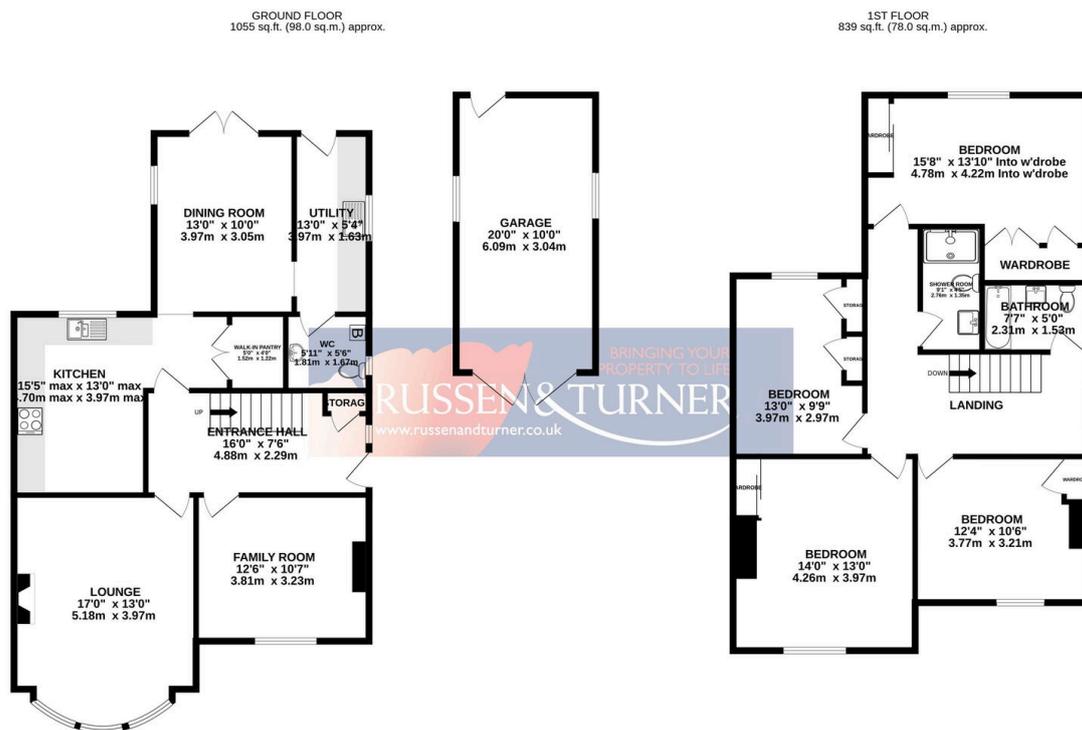
Welcome to this beautifully presented detached period home, nestled in one of King's Lynn's most sought-after locations. Blending timeless character with thoughtful modern updates, this spacious family residence offers versatile living spaces, a generous garden, and all the room a growing family could need – both inside and out.





## Key Features

- Detached period home
- 3 Verastile receptions
- Bathroom & Shower room
- Generous parking space
- Beautiful South / east aspect
- 4 Double bedrooms
- Handy utility room
- Ground floor W.C.
- Detached garage
- Large, established garden



TOTAL FLOOR AREA: 1894 sq.ft. (176.0 sq.m.) approx.

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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