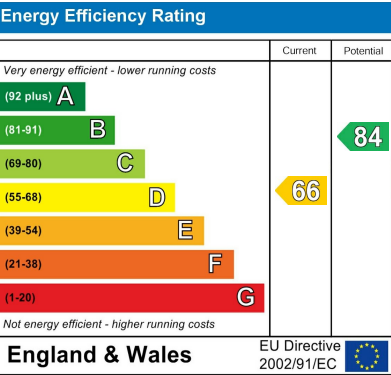


DIRECTIONS

SATNAV: PE30 3LF



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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"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.

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WITH GARAGE & LARGE GRAVEL DRIVEWAY

King's Lynn

£350,000 Freehold

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HALLWAY Laminate Flooring, understairs cupboard, stairs to first floor.	22'5 x 5'11 (6.83m x 1.80m)
LOUNGE/DINER Fitted carpet, wood burner, bay window to front aspect, French doors to kitchen/diner.	26'4 x 11'5 (8.03m x 3.48m)
KITCHEN/BREAKFAST ROOM Laminate flooring, with electric underfloor heating, integrated washing machine. electric oven and gas hob. Integral fridge/freezer. French doors to garden.	17'1 x 11'10 (5.21m x 3.61m)
SHOWER ROOM Modern three piece suite, corner shower, hand wash basin, WC and heated towel rail. Window to side aspect.	
LANDING Fitted carpet, window to side aspect.	7'9 x 7'7 max (2.36m x 2.31m max)
BEDROOM ONE Fitted carpet, double radiator, window to rear aspect.	11'11 x 11'4 (3.63m x 3.45m)
BEDROOM TWO Fitted carpet, double radiator, window to front aspect.	11'11" x 11'5" (3.63m x 3.48m)
BEDROOM THREE Fitted carpet, double radiator, window to rear aspect.	8'7" x 7'6" (2.62m x 2.29m)
BATHROOM Recently renovated, three piece suite, bath with shower taps, hand wash basin, WC. Heated towel rail, window to front aspect. Full height wall tiling.	6'0 x 5'10 (1.83m x 1.78m)

SINGLE GARAGE

FRONT GARDEN
Large gravel driveway for multiple vehicles. Laid to lawn with shrubs.

REAR GARDEN
fully enclosed, laid to lawn with patio area and shed.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Located in South Wootton, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for families or those seeking extra room to breathe.

As you approach the house, you will be greeted by a large driveway that provides ample parking space, complemented by a single garage for additional storage or vehicle accommodation. Upon entering, you will find a welcoming atmosphere that flows throughout the home.

The property features three bedrooms, perfect for family living or accommodating guests. The family bathroom and a separate shower room ensure that morning routines are a breeze, providing both functionality and privacy.

This semi-detached house is not only well-maintained but also offers a wonderful opportunity to create lasting memories in a friendly neighbourhood. With its convenient location, you will enjoy easy access to local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a vibrant community.





