





Rosecroft, South Wootton, King's Lynn, PE30 3WX

welcome to

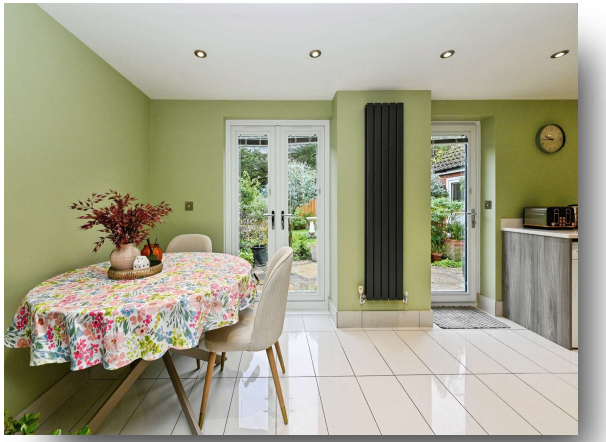
Rosecroft, South Wootton, King's Lynn

Beautifully presented and perfectly suited to family life, this stylish home combines spacious modern living with a lovely enclosed garden to enjoy. Set within the sought-after village of South Wootton, it offers the perfect balance of comfort, convenience and location.













Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Double-glazed window to the front. Radiator. Stairs leading to the first floor landing with understairs storage cupboard.

Cloakroom
Fitted with WC & wash hand basin. Radiator. Double-glazed window to the side.

Living Room
Two double-glazed windows to the front. Two radiators. Double doors to:

Kitchen/Diner
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl inset sink & drainer unit, a built-in double oven & an electric hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed door & double-glazed French doors to the rear leading to the rear garden.

First Floor Landing
Stairs from the entrance hall. Radiator.

Bedroom One
Double-glazed window to the front. Radiator. Built-in wardrobes.

En Suite
Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Double-glazed window to the front.

Bedroom Two
Double-glazed windows to the front & rear. Radiator. Built-in wardrobe.

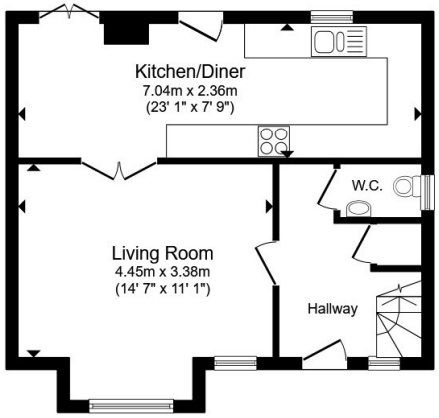
Bedroom Three
Double-glazed window to the rear. Radiator.

Bedroom Four
Double-glazed window to the rear. Radiator.

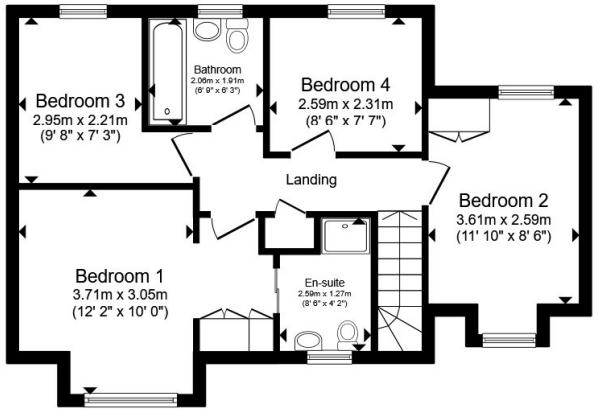
Bathroom
Fitted with WC, wash hand basin with vanity unit & bath. Heated towel rail. Double-glazed window to the rear.

Outside
To the front of the property, a brickweave driveway is partially covered by a carport & provides off-road parking, leading to the garage. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & an abundance of plants, shrubs & trees.

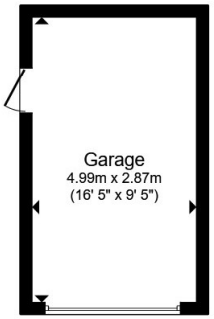
Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 110.1 m² (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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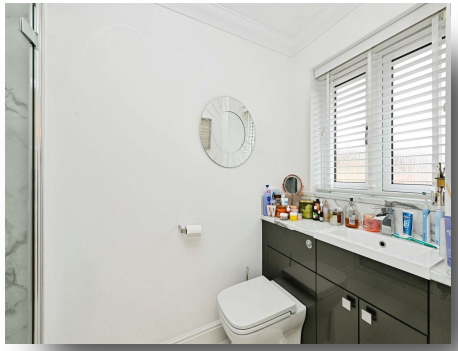
Rosecroft, South Wootton, King's Lynn

- Four bedroom detached family home
- Immaculately presented throughout
- Open plan kitchen/diner
- Ground floor WC
- En suite shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120357 - 0002

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