

LANDLES



Ullswater Avenue | King's Lynn



A well-proportioned four-bedroom detached house located at the end of a cul-de-sac in a sought-after area of South Wootton. Close to local amenities, with en suite to principal bedroom, family bathroom, generous garden, off-road parking and extended garage.

CHAIN FREE

Purchase Price £365,000

Folio: U/9s



- Entrance Hall
- Living/ Dining Room
- Kitchen
- Downstairs WC
- Utility Room



- Extended Garage
- 4 Bedrooms
- Family Bathroom & Ensuite
- Rear Garden
- End of Cul-de-sac
- Off Road Parking

56 Ullswater Avenue is situated within one of South Wootton's most sought-after residential areas, to the north of King's Lynn. The location offers convenient access to local schools, shops, and amenities, with good road links to the A148, A149 and A47. The North Norfolk coast is easily accessible, and King's Lynn railway station—offering direct services to Cambridge and London King's Cross—is just a short drive away.

This detached four-bedroom house offers well-balanced accommodation ideal for family living. The ground floor includes an entrance hall, generous living/dining room, a fitted kitchen and separate utility room with access to the rear garden. Upstairs, there are four bedrooms, including a principal bedroom with en-suite bathroom room, along with a family bathroom.

The property benefits from off-road parking and a long-length garage providing additional storage or workshop potential. To the rear, a good-sized garden offers a lawned area and patio space for outdoor seating.

Offered to the market chain free, **56 Ullswater Avenue** presents an excellent opportunity to acquire a well-located home in one of **South Wootton's** most desirable settings.

Entrance Hall

6' 7" x 8'

With UPVC & double-glazed entrance door, radiator with thermostat, stairs to first floor landing and door to...

Downstairs WC

With low level WC, hand basin with chrome taps and radiator with thermostat.

Living/Dining Room

23'1" x 12' 10"

Dual aspect, full length, open plan with patio doors, fireplace, radiator, understairs storage cupboard and wooden door to...

Kitchen

10' 6" x 9' 5"

With fitted wall & base units, fitted worktops, tiled flooring, stainless steel sink with chrome taps and a garden view.

Utility

5' x 9' 5"

With fitted base unit and worktop, gas boiler, UPVC double glazed door to rear garden and internal door to integrated garage.

Garage

9' 4" x 19' 6"

Extended long length integrated garage with shelving and 7ft up and over garage door.

Master Bedroom

16' 7" x 9' 10"

With radiator fitted wardrobe units, and ensuite.

Ensuite

With tiled surrounds, low level WC and hand basin, panelled bath with glass shower screens & fixings and extractor.

Bedroom 2

12' 1" x 12' 8"

With fitted wardrobe, radiator and garden view.

Bedroom 3

6' 7" x 10' 2"

With radiator.

Bedroom 4

9' 3" x 6' 10"

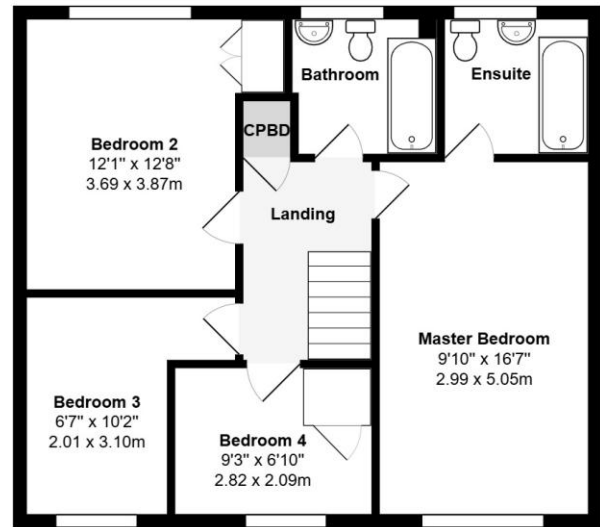
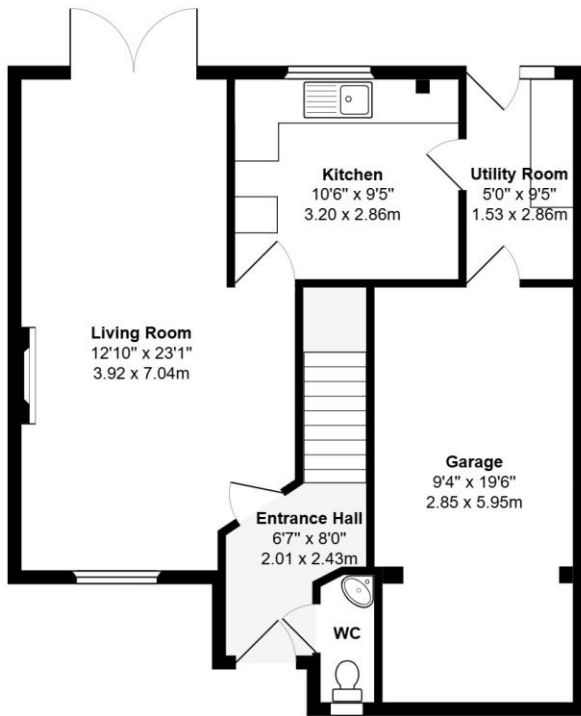
With radiator and over stairs cupboard.

Family Bathroom

With tiled surrounds, low level WC and hand basin, panelled bath with glass shower screens & fixings and extractor.

Rear Garden

With concrete tiled patio and garden laid to lawn, with timber garden shed and front access either side of the property.



Total Area: 1307 ft² ... 121.4 m²

Illustration for identification purposes only. All Measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Title We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band D with a current annual charge of £2,419.37 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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