



Turn-Key Home in Sought After South Wootton

South Wootton

£265,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Whether you're taking that exciting first step onto the property ladder, looking for a little more space, or searching for somewhere easier to manage, this wonderfully presented three-bedroom semi-detached home in sought-after South Wootton, King's Lynn could be just what you've been waiting for.

One of the real joys here is that the hard work has already been done. Beautifully presented throughout, this is a genuine turn-key home where you can unpack, settle in and start enjoying life from day one.

Downstairs, the layout gives you the best of both worlds. The living room is a wonderfully versatile space, with double doors connecting it to the kitchen and dining area. Throw them open and the rooms flow together, creating a sociable, open-plan space that's perfect when friends and family come over. Close them again and you have a cosy, peaceful living room where you can switch off, put your feet up and enjoy a quiet evening.

At the heart of the home is the modern kitchen and dining room, beautifully presented with plenty of space for everyday life. Whether it's breakfast before the school run, dinner around the table or drinks with friends at the weekend, it's an easy space to imagine yourself enjoying.

Head upstairs and you'll find two comfortable double bedrooms, with the main bedroom enjoying the added benefit of built-in wardrobes, giving you useful storage without taking away valuable floor space. The smaller third bedroom adds plenty of flexibility and could work equally well as a child's bedroom, nursery or dedicated home office.

Step outside and the home has another lovely space to enjoy. The sunny rear garden provides a private spot for making the most of warmer days, with a wonderful sofa and seating area tucked neatly into the corner. Picture lazy Sunday mornings with a coffee, a glass of something cold after work or friends gathered outside on a summer evening, it's a garden designed to be enjoyed rather than simply maintained.

To the front, off-road parking takes care of the practical side of things, while double glazing and gas central heating help make this a comfortable home throughout the seasons.

And then there's the location. Set in the ever-popular South Wootton area of King's Lynn, you'll have a fantastic range of everyday amenities close at hand, including local shops, well-regarded schools and green spaces. King's Lynn town centre is just a short journey away, offering a wider choice of shopping, leisure facilities and excellent rail links, while the beautiful North Norfolk countryside and coastline are also within easy reach.

Stylish, comfortable and ready to move straight into, this is a home that makes sense at so many different stages of life. Whether you're a first-time buyer looking for the perfect place to begin your property journey or hoping to downsize to somewhere you can simply move in and enjoy, this is one you'll want to see for yourself.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-Detached House
- Three bedrooms
- Turn-Key Property
- Set in Sought After South Wootton
- Off-Road Parking
- Perfect First Time Home
- Wonderful Open Plan Kitchen Diner
- Double Glazed
- Gas Central Heating
- Close to Local Schools and Shops

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

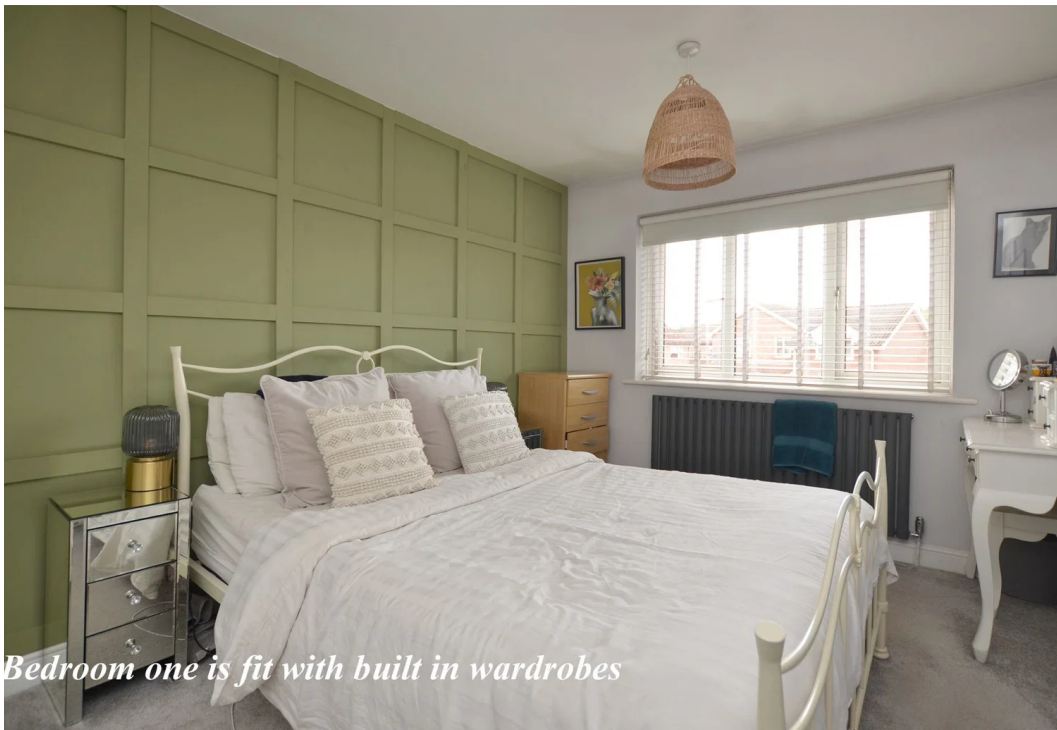
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

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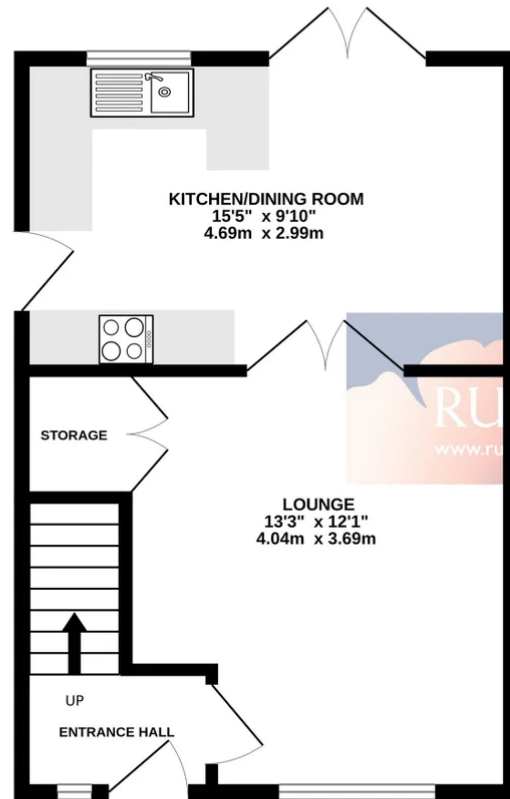
Wonderful open plan living



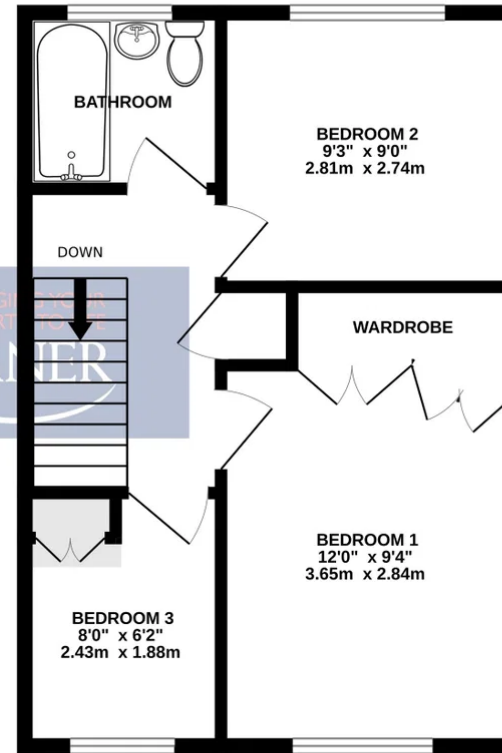
Bedroom one is fit with built in wardrobes



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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