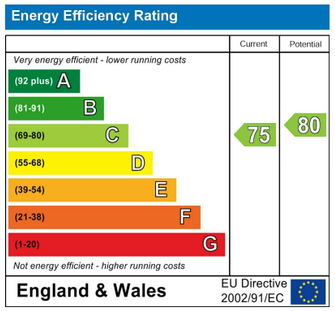
DIRECTIONS

SAT NAV: PE30 3NJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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24 Ullswater Avenue South Wootton King's Lynn PE30 3NJ

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE PREVIOUSLY EXTENDED, BEAUTIFUL KITCHEN LIVING DINER.

King's Lynn

Freehold
Offers in excess of £425,000

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SOUTH WOOTTON
Perfectly positioned within the highly desirable village of South Wootton, this property enjoys an enviable setting that effortlessly combines the tranquillity of village living with the convenience of excellent local amenities. Highly regarded by families, the area is served by well-respected infant and junior schools, with a selection of secondary schools and independent education available in nearby King's Lynn. Everyday essentials are within easy reach, including supermarkets, a pharmacy, cafés, local shops and healthcare facilities, while the vibrant market town of King's Lynn offers an extensive range of shopping, leisure and dining opportunities just a short drive away. For those commuting, the location is exceptionally well connected, with swift access to the A47 and King's Lynn railway station, providing direct services to Cambridge and London King's Cross. The surrounding area is renowned for its beautiful Norfolk countryside, scenic woodland and riverside walks, with the Royal Sandringham Estate and the stunning North Norfolk coastline both within easy reach, offering an exceptional lifestyle that balances convenience, natural beauty and a strong sense of community.

ENTRANCE HALL	
CLOAKROOM	5'05 x 2'08 (1.65m x 0.81m)
KITCHEN / DINER / LIVING ROOM	28'06 x 20'05 (8.69m x 6.22m)
SITTING ROOM	20'11 x 12'01 (6.38m x 3.68m)
UTILITY ROOM	10'0 x 6'07 (3.05m x 2.01m)
DOUBLE GARAGE	19'08 x 17'08 (5.99m x 5.38m)
LANDING	
BEDROOM ONE	12'03 x 10'09 (3.73m x 3.28m)
BEDROOM TWO	10'05 x 10'04 (3.18m x 3.15m)
BEDROOM THREE	14'04 x 8'04 (4.37m x 2.54m)
BEDROOM FOUR	10'04 x 10'01 (3.15m x 3.07m)
BATHROOM	9'10 x 5'06 (3.00m x 1.68m)

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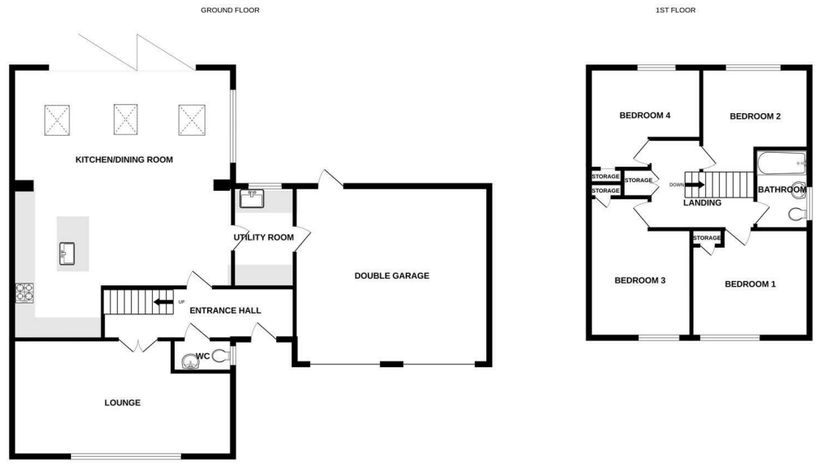
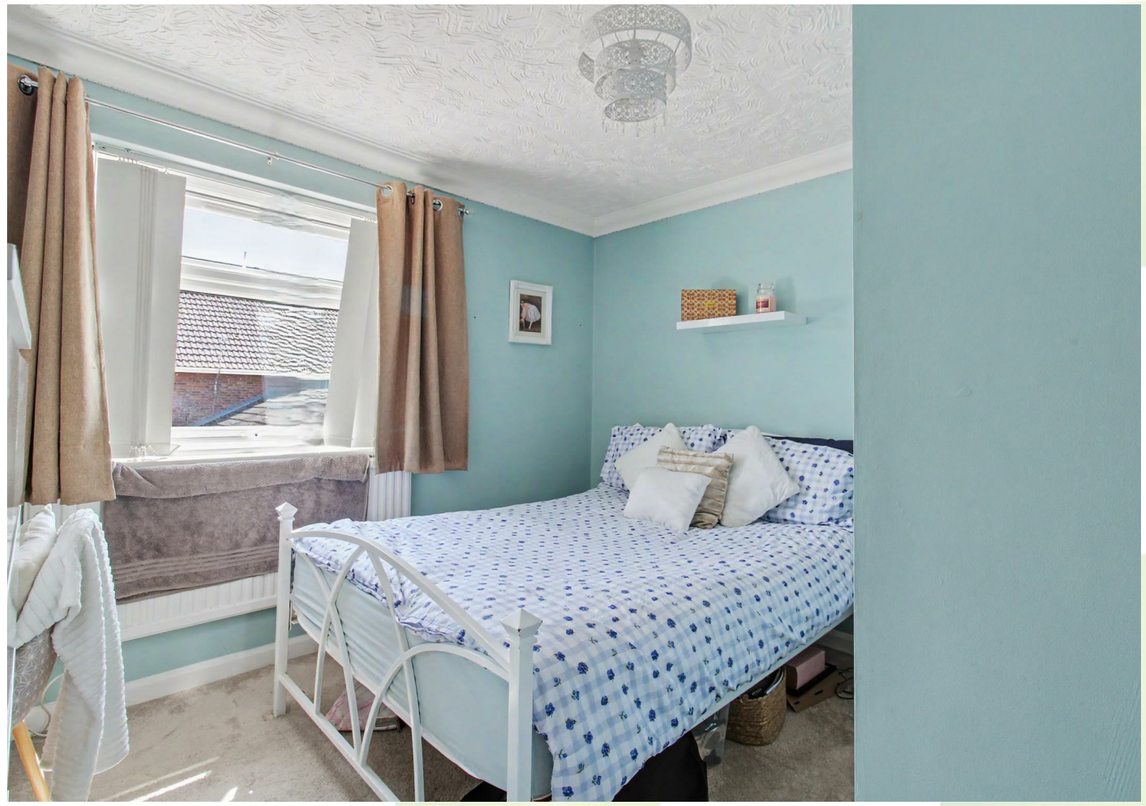
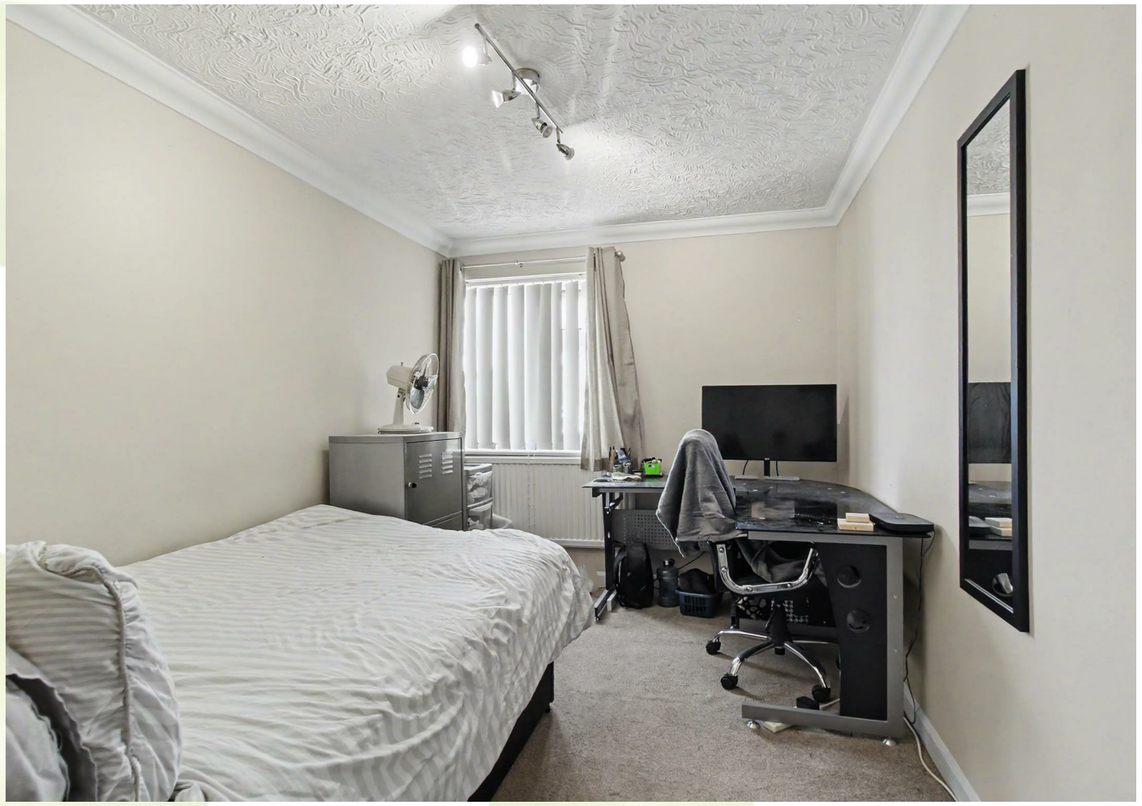
Nestled in the charming area of South Wootton, King's Lynn, this delightful detached house on Ullswater Avenue offers a perfect blend of comfort and modern living. The property has been thoughtfully extended to create a stunning open plan kitchen, living, and dining area. This space is bathed in natural light, thanks to the bi-fold doors that seamlessly connect the indoors with the well-maintained garden, making it an ideal spot for entertaining or enjoying family time. The house boasts four bedrooms, providing ample room for a growing family or guests. The well-appointed bathroom ensures convenience for all. In addition to the main living areas, the property features a separate utility room, enhancing functionality and keeping the living spaces tidy. For those who appreciate outdoor living, the garden is a true gem. It offers a lovely area perfect for a table and chairs, allowing you to enjoy al fresco dining or simply relax in the fresh air. The double garage provides secure parking and additional storage, catering to all your needs. This property is not just a house; it is a home that promises comfort and a welcoming atmosphere. With its modern features and thoughtful design, it is an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this wonderful property your own.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