



  
**RUSSEN & TURNER**  
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**3 Gregory Close, North Wootton, King's Lynn, PE30 3SY**

Offers Over  
**£315,000**

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

### **Spacious 3-Bedroom Detached Bungalow in Sought-After North Wootton**

If you've been dreaming of a home that offers space, comfort and a more relaxed pace of life, this could be the one. Perfectly positioned in a quiet cul-de-sac in the ever-popular village of North Wootton, this beautifully presented three-bedroom detached bungalow sits on a generous and private corner plot, the ideal setting for peaceful village living.

From the moment you arrive, the home's neat kerb appeal gives a glimpse of the warmth and care that continues inside. Step into a welcoming entrance hall, leading through to bright and airy rooms filled with natural light.

The spacious living room features a large box bay window and flows effortlessly into the dining room via double doors, creating the perfect space for relaxed family evenings or entertaining friends. The kitchen and dining room connect seamlessly, forming a sociable hub ideal for modern lifestyles and anyone who loves to cook while still being part of the conversation.

Off the main hallway are three well-proportioned bedrooms. The main bedroom benefits from fitted storage, while the third bedroom is currently used as a home office and opens into a sunny conservatory, offering year-round enjoyment of the garden. The family bathroom includes a four-piece suite for added convenience.

An inner hall links directly to the integral garage, complete with a powered door, providing excellent storage and allowing you to come straight inside on rainy days.

Outside, the gardens are a real highlight. The front garden offers low-maintenance appeal with off-road parking, while the rear garden is private and enclosed, perfect for children, pets, or keen gardeners. A generous patio area invites you to dine al fresco or unwind in the sunshine with a good book.

This is a home that truly has it all, peaceful location, generous space, and endless potential to make it your own. Book your viewing today and discover the charm of North Wootton living.

**Tenure:** Freehold

**Property Type:** Detached Bungalow

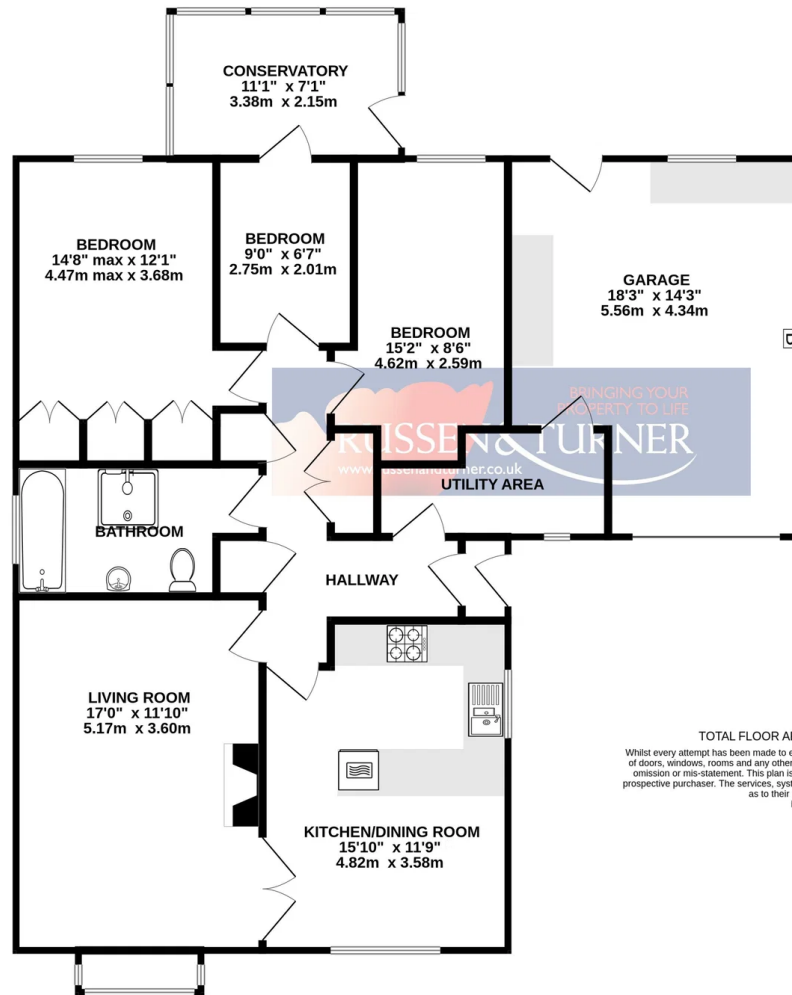
- Detached Bungalow
- Three Bedrooms
- Private Rear Garden
- No Onward Chain
- Sought After Location - Set within a close
- Integral Garage
- Gas Central Heating
- Generous Accommodation
- Potential to Make Your Own
- Off-road Parking

#### **Disclaimer**

1. 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 £20.50 per client for this service.
2. 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.
3. All measurements are provided as a guide and may not be exact.
4. 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.
5. 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.



GROUND FLOOR  
1236 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 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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