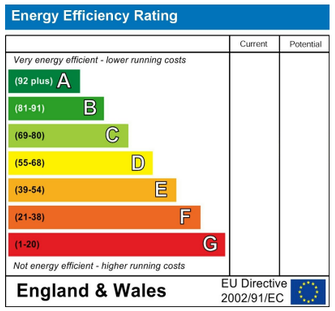
DIRECTIONS

SATNAV: PE30 3SY



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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 Brittons Estate 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.

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14 Gregory Close North Wootton King's Lynn PE30 3SY

TWO BEDROOM DETACHED BUNGALOW WITH SEPARATE GARAGE

King's Lynn **£275,000 Freehold**

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NORTH WOOTTON
North Wootton combines village charm with everyday convenience, making it one of the most sought-after locations on the northern edge of King's Lynn. Everything you need is close at hand, from a primary school, GP surgery, convenience store, church, village hall, local pub, garage, and the West Norfolk Rugby Club.
At the heart of the community is a spacious park shared with neighbouring South Wootton – perfect for family days out, dog walks, picnics, and outdoor recreation. The village hall is a real community hub, hosting everything from fitness classes and coffee mornings to a popular monthly market where you can browse local produce and support independent businesses.
Whether you're commuting, exploring, or simply enjoying the local area, North Wootton is well connected with regular bus services and cycle routes into King's Lynn. Better still, you're just a short drive from the stunning Norfolk coastline, beautiful countryside, and all the shopping, dining, and leisure facilities the town has to offer – giving you the best of both village life and modern convenience.

ENTRANCE HALL
Vinyl flooring, radiator, access to airing cupboard and loft, doors to all rooms.

KITCHEN 10'10" x 10'5" (3.30m x 3.18m)
Vinyl floor, radiator, window to front aspect, space for washing machine and dishwasher, integrated oven and fridge freezer.

LOUNGE 17'5" x 12' (5.31m x 3.66m)
Carpeted, two radiators, window to side aspect and rear into conservatory, door into conservatory.

CONSERVATORY 14' x 8'3" (4.27m x 2.51m)
Tiled flooring, dwarf brick wall with windows all round, Frech doors to garden.

BEDROOM ONE 14'4" x 11'1" (4.37m x 3.38m)
Vinyl flooring, radiator, window to rear aspect, fitted wardrobe.

BEDROOM TWO 11'2" x 10'5" (3.40m x 3.18m)
Tiled flooring, radiator, bay window to front aspect, currently being used as a dining room.

SHOWER ROOM 10'05" x 6'05" (3.18m x 1.96m)
Tiled floor, window to side aspect, radiator. Shower, hand basin and WC.

REAR GARDEN
Fully enclosed, patio area, shed, greenhouse, mainly laid to lawn.

FRONT GARDEN
Mainly laid to lawn, path to front door, driveway at side of the property to garage and side gate to rear garden.

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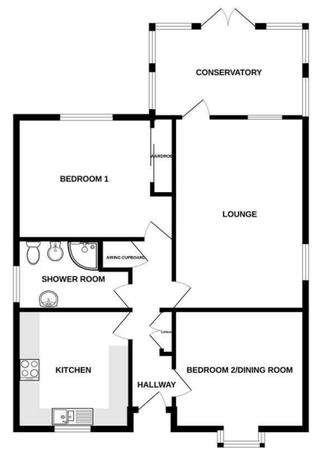
THIS PROPERTY IS BEING SOLD WITH NO UPWARD CHAIN
We are delighted to introduce this two bedroom, detached bungalow in the desiable location of North Wootton, Norfolk. The property has a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The bungalow features two well-proportioned bedrooms, with the second bedroom currently being utilised as a dining room, showcasing the versatility of the space. The property also boasts a well-appointed shower room, ensuring all your essential needs are met.

One of the standout features of this home is the lovely conservatory, which allows for an abundance of natural light and provides a serene space to enjoy the surrounding garden views throughout the seasons. The fully enclosed garden is a true gem, offering privacy and security, with a side gate leading directly to the driveway and garage, making access both easy and convenient.

Located close to local amenities, this bungalow is perfectly positioned for those seeking a peaceful lifestyle while still being within reach of essential services and facilities. Whether you are looking to downsize or simply seeking a tranquil retreat, this property is sure to impress. Don't miss the opportunity to make this charming bungalow your new home.

GROUND FLOOR



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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THE PUZZLE BOARD




Van Gogh

