



Family home on St. Augustines Way, South Wootton

£325,000

What3Words: eternally.marmalade.bound

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located within the highly sought after village of South Wootton, this much improved detached family home offers spacious, practical accommodation in a convenient setting close to a range of amenities.

The ground floor includes a welcoming entrance hall, a useful cloakroom, generous living accommodation and an extended kitchen to the rear, creating an excellent space for everyday family life and entertaining alike. A separate utility area adds further practicality and helps keep the main living space clutter free.

Upstairs, the property provides comfortable family accommodation with well proportioned bedrooms and a family bathroom.

Outside, there is a driveway leading to the garage, which benefits from an EV charging point, while the property also enjoys the advantage of an attractive open green area to one side, adding a welcome feeling of space and openness.

Further benefits include gas fired central heating, double glazing throughout and a location that places local shops, schools and other amenities within easy reach.

A fantastic opportunity to purchase a move in ready family home in one of King's Lynn's most desirable residential locations.

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.

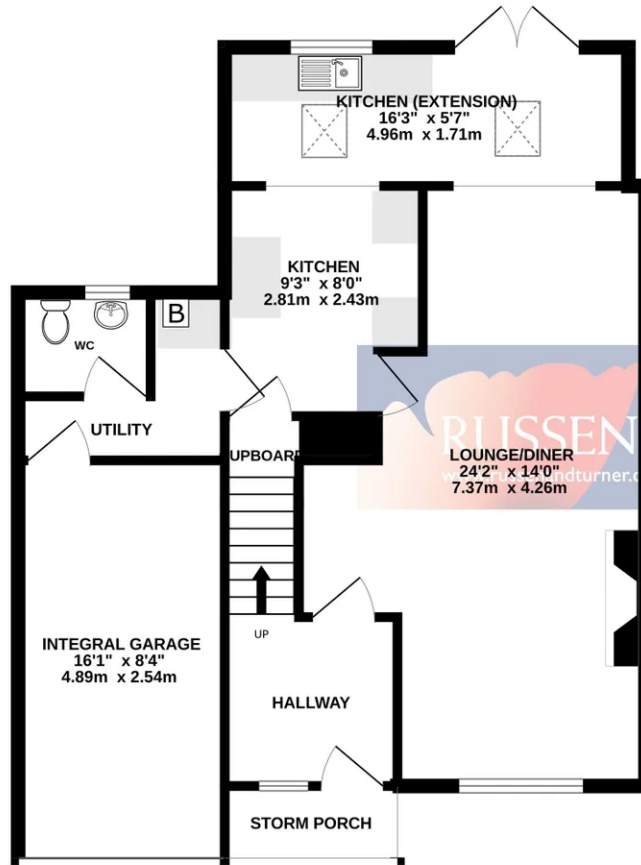
Tenure: Freehold

Property Type: Link Detached House

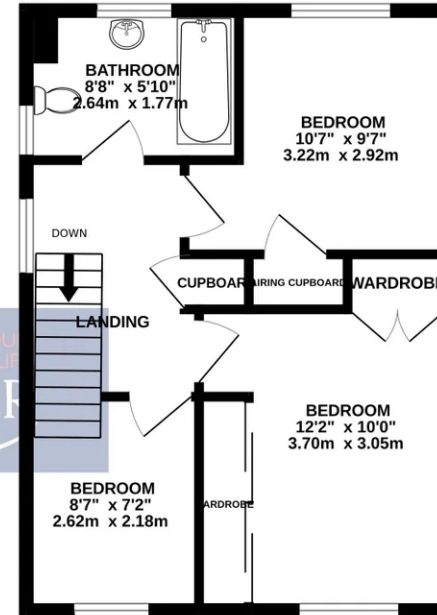
- Detached family home
- 3 Bedrooms
- Extended kitchen
- Ground floor W.C.
- Garage and driveway
- EV Charging point
- Open green area to the side
- Gas central heating
- Much improved by owner
- Close to amenities



GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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