

## DIRECTIONS

SATNAV: PE30 3NJ

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 77        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** 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.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*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.*



**brittons**  
estate agents

www.brittons.net



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

**FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE**

**King's Lynn**

**£400,000 Freehold**

01553 692828  
sales@brittons.net





**PORCH**

**ENTRANCE HALL**

Laminate flooring, double radiator, understairs storage, stairs to first floor.

**DOWNSTAIRS SHOWER ROOM**

Tiled flooring, surround wall tiling, corner shower enclosure, hand wash basin and W.C, obscured window to front aspect, heated towel rail.

5'11" x 5'10" (1.80m x 1.78m)

**LOUNGE/DINING ROOM**

Laminate flooring, two double radiators, window to front aspect, patio doors to conservatory, door to kitchen.

23'6" x 12'8" (7.16m x 3.86m)

**KITCHEN**

Fitted carpet, window to rear garden, double radiator, door to rear porch/hallway, range of wall-mounted base and drawer units, stainless steel sink with drainer, integrated electric double oven and hob.

12'00 x 10'5" (3.66m x 3.18m)

**CONSERVATORY**

Laminate flooring, double radiator, triple aspect windows, French doors to rear garden, brick-built base.

11'6" x 11'3" (3.51m x 3.43m)

**BEDROOM FOUR**

Located on the ground floor, tiled flooring, electric radiator, patio doors to rear garden, utility cupboard with plumbing for washing machine. Could be used as the perfect study.

13'2" x 9'4" (4.01m x 2.84m)

**REAR HALLWAY**

Tiled flooring, door to garage, fourth bedroom and rear garden.

**LANDING**

Fitted carpet, window to side aspect, leading to all bedrooms and family shower room, loft access and airing cupboard.

**BEDROOM ONE**

Laminate flooring, window to front aspect, single radiator, built in wardrobe.

12'9" x 10.1" (3.89m x 3.05m.0.30m)

**BEDROOM TWO**

Laminate flooring, window to rear aspect, single radiator, built in wardrobe.

12'9" x 10'6" (3.89m x 3.20m)

**BEDROOM THREE**

Laminate flooring, single radiator, windows to rear and side aspect, fitted wardrobe.

11'2" x 10'5" (3.40m x 3.18m)

**UPSTAIRS SHOWER ROOM**

Laminated flooring, obscured window to front aspect, heated towel rail, W.C, hand wash basin, large walk-in shower enclosure.

10'4" x 6' (3.15m x 1.83m)

**DOUBLE GARAGE**

Concrete flooring, lighting and power supply, double electric garage doors.

**IMPORTANT INFORMATION**

MEASUREMENTS: All measurements quoted are approximate.

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

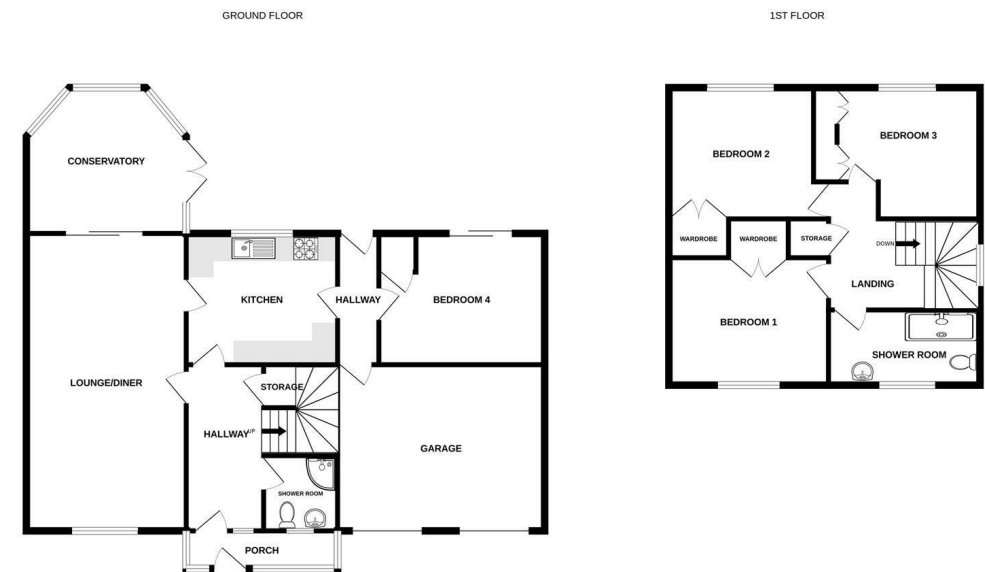
VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

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



Nestled in the desirable area of South Wootton, this delightful detached house on Ullswater Avenue offers a perfect blend of comfort and space. Built in 1984, the property has been well maintained and is presented to the market with no upward chain, making it an ideal choice for those looking to move in without delay. The house boasts an impressive layout, featuring potential of two reception rooms that provide ample space for relaxation and entertainment. The ground floor includes an optional fourth bedroom, which also serves as the second reception room, offering flexibility to suit your lifestyle needs. Upstairs, you will find three generously sized bedrooms, ensuring plenty of room for family or guests. The property is further enhanced by two well-appointed shower rooms, making morning routines a breeze. Natural light floods the interior, creating a bright and inviting atmosphere throughout the home. The spacious conservatory adds an extra dimension to the living space, perfect for enjoying the garden views or hosting gatherings. Outside, the well-maintained rear garden offers a tranquil retreat, ideal for outdoor activities or simply unwinding in the fresh air. Additionally, the double garage and driveway provides convenient storage and parking options. This property is a wonderful opportunity for families or individuals seeking a spacious home in a desirable location. With its thoughtful design and ample amenities, it is sure to impress. Do not miss the chance to make this lovely house your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with Metropix ©2025



