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35 Peckover Way, South Wootton, King's Lynn PE30 3UE

£360,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

Set within the sought after area of South Wootton, this detached family home offers generous accommodation both inside and out, making it an ideal choice for families, upsizers or those seeking a well balanced home in a popular location.

The ground floor is thoughtfully arranged, centred around a superb 23ft lounge dining room which enjoys French doors opening onto the rear garden, allowing natural light to pour in and creating a seamless connection between indoor and outdoor living. A separate study provides the perfect space for those working from home or needing a quiet area, while the kitchen is fitted with a range of units and offers direct access to the garden. A ground floor w.c. adds further practicality.

To the first floor, there are four nicely proportioned bedrooms, offering flexibility for family life, guests or hobbies, all served by a family bathroom.

Externally, the property continues to impress. The front offers a garden area alongside a driveway providing private off road parking and access to a detached garage. To the rear, the garden is a generous size, mainly laid to lawn and complemented by mature shrubs and trees, creating a pleasant and established outdoor space.

Further benefits include gas central heating, double glazing and the significant advantage of being offered with no onward chain, allowing for a smoother and potentially quicker move.

Property Type: Detached House

- Detached family home
- Four bedrooms
- 23ft Lounge / dining
- Study / TV room
- Ground floor W.C.
- Generous rear garden
- Private driveway
- Detached garage
- Desirable location
- No Chain

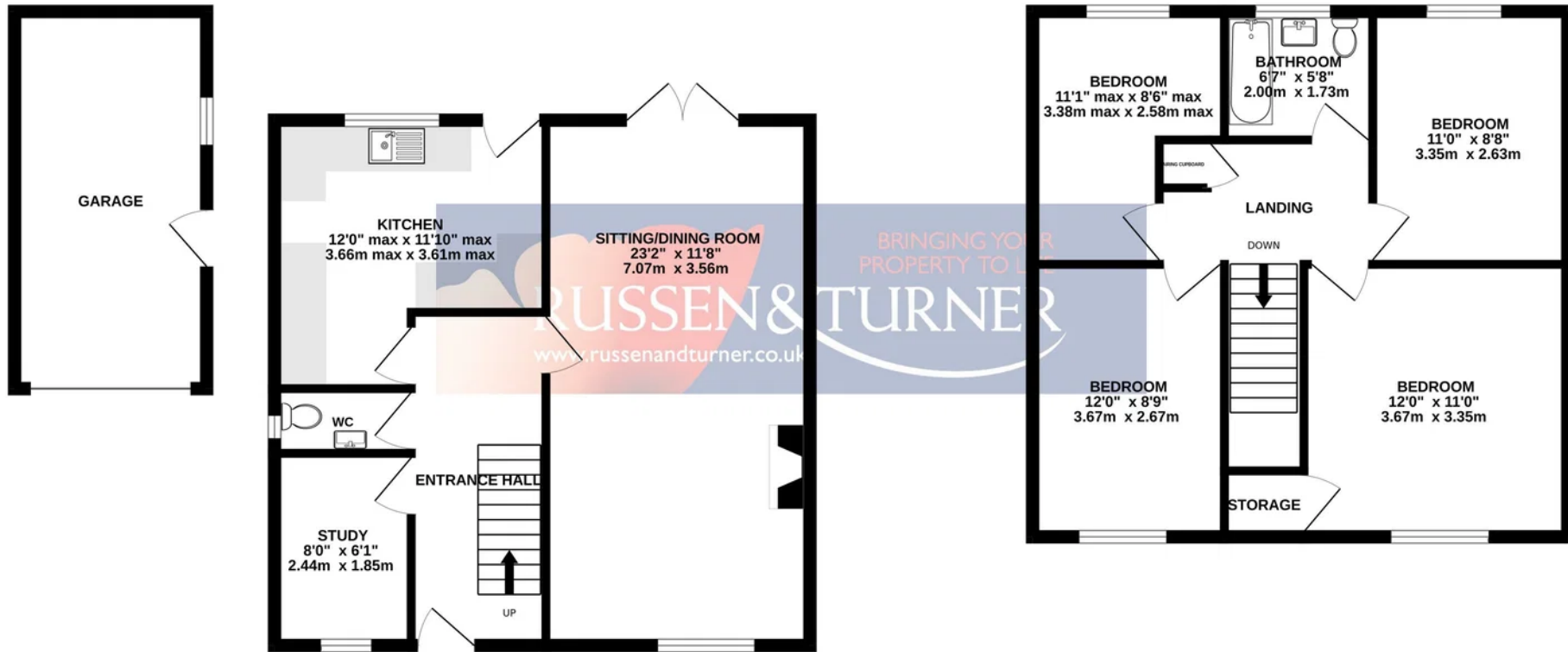
Disclaimer

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
685 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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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