



4 Sycamore Close, South Wootton, King's Lynn PE30 3JJ

£282,000

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

Tucked away at the end of a cul-de-sac in the ever-popular village of South Wootton, this three double bedroom detached home offers more than just a place to live, it's an opportunity to create a lifestyle tailored entirely to you.

Offered with no onward chain, the property presents a true blank canvas, inviting you to bring your vision to life and craft a home that reflects your taste, style, and way of living. Whether you're dreaming of contemporary finishes, cosy textures, or a seamless blend of both, the foundations here are already in place.

Step inside via the welcoming entrance porch, perfect for shedding coats and shoes, and you're greeted by a spacious hallway that sets the tone for the rest of the home. There's an immediate sense of space and potential, with each room flowing naturally from the last.

At the heart of the home lies the living/dining room, a wonderfully versatile space designed for modern living. Picture relaxed mornings with coffee, lively dinner parties with friends, or cosy evenings curled up on the sofa. Just beyond, the garden room offers a peaceful retreat where the outside can be enjoyed year-round, an ideal spot to unwind with a good book or simply take in the view of your garden as it evolves with the seasons.

The kitchen, accessed from the hallway, is both practical and inviting, offering ample worktop space and storage. It's a space that lends itself beautifully to everything from everyday cooking to weekend baking sessions. A convenient cloakroom completes the ground floor.

Upstairs, the sense of light and space continues. All three bedrooms are comfortable doubles, ensuring flexibility for families, guests, or even a dedicated home office. The well-appointed shower room serves the bedrooms with ease, combining functionality with comfort.

Outside, the private rear garden is ready and waiting for your imagination. With a good degree of privacy, it offers the perfect setting to create your own outdoor haven, whether that's a landscaped entertaining space, a tranquil retreat filled with greenery, or a family-friendly garden to enjoy long summer days.

With gas central heating, off-road parking, and a garage, this home provides the practical essentials alongside its exciting potential. All that's missing is your personal touch.

If you've been searching for a home where you can truly make your mark, this could be the one. Step in, envision the possibilities, and start your next chapter here.

Tenure: Freehold

Property Type: Detached House

- Detached House
- Three Double Bedrooms
- Sought After Village
- No Onward Chain
- Gas Fired Central Heating
- Off-road Parking and Garage
- Set at Bottom of Cul-de-sac
- Private Garden
- 19ft Living/Dining Room
- Modern Kitchen

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
801 sq.ft. (74.5 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

