

## DIRECTIONS

Sat Nav: PE30 3TF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
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.

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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 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.*

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8 Little Walsingham Close South Wootton King's Lynn PE30 3TF

**EXTENDED AND WELL PRESENTED DETACHED FOUR / FIVE BEDROOM  
HOUSE IN POPULAR LOCATION**

**King's Lynn**

**Guide price £425,000 Freehold**

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[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE PORCH**

Porch over door, stairs to first floor landing, radiator, tiled floor.

**CLOAKROOM**

Comprising of WC, wash hand basin, radiator, travertine, tiled floor. Window to the front aspect.

**LOUNGE**

Tiled floor, bow window to the front aspect and a window to the rear aspect. Patio doors leading to the garden room, two radiators, feature open brick fireplace with wooden inserts and mantel. 19'2 x 16'8 (5.84m x 5.08m)

**GARDEN ROOM**

Wood effect flooring. Windows to the side and rear aspects, French doors to the side aspect. Two radiators. 12'9 x 9'9 (3.89m x 2.97m)

**KITCHEN**

Range of quality fitted base, wall and drawer units with butler style sink with "Water2" water filter and granite work surface over, integrated dishwasher and refrigerator, tiled floor. Ranger cooker with electric oven and gas hob is included. Window to the rear and newly fitted stable door to the side. 11'11 x 10'4 (3.63m x 3.15m)

**UTILITY**

Range of base, wall and drawer units with worktop over, sink unit with mixer taps over, plumbing for washing machine and space for tumble dryer, wall mounted boiler and tiled floor. Window to the front aspect. 16'7 x 8'8 (5.05m x 2.64m)

**LANDING**

Access to loft space, airing cupboard.

**MASTER BEDROOM**

Fitted carpet, windows to the rear aspect, two Velux windows to the front aspect, three radiators. 20'10 x 18'10 (including en-suite) (6.35m x 5.74m (including en-suite))

**EN SUITE**

Three piece suite comprising of WC, hand wash basin, glazed shower cubicle, two heated towel rails, extractor. Velux window to the front aspect.

**BEDROOM TWO**

Fitted carpet, window to the front aspect, wardrobes with over head storage, radiator, recess storage. 13'2 x 7'3 (4.01m x 2.21m)

**BEDROOM THREE**

Fitted carpet, window to the front aspect, radiator. 14'2 x 8'6 (4.32m x 2.59m)

**BEDROOM FOUR**

Fitted carpet window to the rear aspect and radiator. 11'7 x 7'10 (3.53m x 2.39m)

**BATHROOM**

Four piece suite comprising of WC, Jacuzzi bath with shower attachment, vanity hand wash basin with storage under, glazed shower cubicle, two heated towel rails, and extractor fan. Window to the front aspect.

**FRONT OF PROPERTY**

Block paved drive providing ample off road parking and leading to double garage.

**REAR OF PROPERTY**

Enclosed by fencing, feature block paved area, patio area, standing for storage shed, raised borders, laid to lawn, raised decking area with feature pergola, gated access from both sides.

**DOUBLE GARAGE**

Oversized double garage, automatic electric doors, two UPVC double glazed windows to the rear elevation, door to the rear elevation, light and power connected. 21'3 x 19'1 (6.48m x 5.82m)

**IMPORTANT INFORMATION**

PLEASE NOTE: THIS PROPERTY USES IMAGES WHICH HAVE BEEN VIRTUALLY STAGED FOR DEMONSTRATIVE PURPOSES

MEASUREMENTS: All measurements quoted are approximate.

Guide price of £425,000 to £450,000. Nestled in the charming village of South Wootton, Little Walsingham Close presents a splendid opportunity to acquire a spacious and well-presented detached house. This delightful property boasts four / five generously sized bedrooms, making it ideal for families or those seeking extra space. The home has been thoughtfully extended, enhancing its appeal and functionality. Upon entering, you are greeted by two inviting reception rooms, including a lounge that features a striking fireplace, perfect for cosy evenings. The garden room offers a seamless connection to the outdoor space, allowing for an abundance of natural light and a tranquil view of the garden. The kitchen is a chef's dream, equipped with elegant granite worktops and a traditional butler sink with a water filter and a range cooker included, complemented by a separate utility room that provides plumbing for both a washing machine and tumble dryer. The family bathroom is a luxurious retreat, featuring a relaxing jacuzzi bath, while the master bedroom benefits from an ensuite shower room, both adorned with Velux windows that flood the spaces with natural light. An additional room, which can serve as a fifth bedroom or a dressing room for the master, adds versatility to the layout, as it provides access to the master bedroom. This property is not only a beautiful home but also situated in a popular village, making it a desirable location for those seeking a peaceful yet connected lifestyle. With its blend of modern comforts and classic charm, this house is a must-see for anyone looking to settle in South Wootton.



TOTAL FLOOR AREA : 2095 sq.ft. (194.6 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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