

DIRECTIONS

SATNAV: PE30 3UE

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		
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.



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11 Peckover Way South Wootton King's Lynn PE30 3UE

THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£290,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Laminate flooring, stairs to first floor, double radiator, doors to lounge and kitchen.	
KITCHEN Laminate flooring, door to side, window to rear over stainless steel sink, range of wall-mounted base and drawer units, space and plumbing for washing machine, integrated electric oven and hob.	11'04" x 8'02" (3.35m'1.22m" x 2.44m'0.61m)
LOUNGE/DINER Fitted carpet, window to front aspect, French doors to conservatory, column radiator.	23'01" x 11'03" (7.01m'0.30m" x 3.35m'0.91m")
CONSERVATORY Tiled flooring, triple aspect views to rear garden, power supply, double radiator, french doors to garden.	12'04" x 8'10" (3.66m'1.22m" x 2.44m'3.05m")
LANDING Fitted carpet, window to side aspect, loft access, doors to all rooms, airing cupboard.	
BEDROOM ONE Fitted carpet, window to rear aspect, single radiator.	11'01" x 11'00" (max) (3.35m'0.30m" x 3.35m'0.00m" (max))
BEDROOM TWO Fitted carpet, window to front aspect, single radiator.	11'10" x 9'00" (3.35m'3.05m" x 2.74m'0.00m")
BEDROOM THREE Fitted carpet, window to front aspect, double radiator.	8'05" x 8'05" (2.44m'1.52m" x 2.44m'1.52m")
BATHROOM Three piece suite comprising of a bath, W.C and hand wash basin. Obscured window to rear aspect.	
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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.

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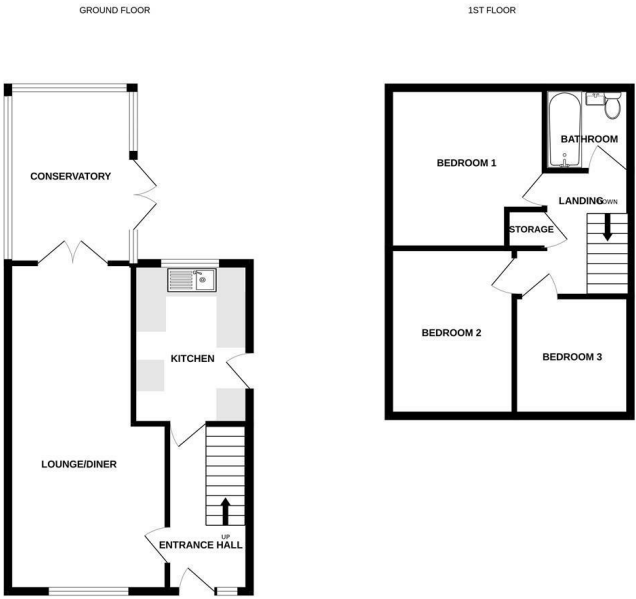
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Located in the highly desirable area of Peckover Way, South Wootton, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a welcoming entrance hall that leads into a spacious lounge/diner, ideal for both relaxation and entertaining. The separate kitchen provides a functional space for culinary pursuits, ensuring that every meal can be enjoyed in style.

One of the standout features of this home is the delightful conservatory, which invites natural light and offers a serene spot to unwind while overlooking the garden. The three well-proportioned bedrooms provide ample space for family living or guest accommodation, while the bathroom is conveniently located to serve the household.

The property is situated close to local amenities, making it an excellent choice for those seeking easy access to shops, schools, train station and recreational facilities. This home is not just a place to live; it is a sanctuary that combines modern living with a sense of community. Whether you are a first-time buyer or looking to downsize, this detached house on Peckover Way is a wonderful opportunity not to be missed.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, areas and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be relied upon for any purpose other than a general guide. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. See the agent.

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