




RUSSEN & TURNER
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262 Wootton Road, King's Lynn PE30 3BH

£459,995

Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Set along the ever-popular Wootton Road in King's Lynn, this beautifully presented detached period home offers the perfect blend of character, space and modern family living, a true turn-key home ready to move straight into and enjoy from day one.

Lovingly updated by the current owners, the property retains its charm while providing everything a growing family needs. Upstairs, four generous double bedrooms are complemented by a stylish family bathroom and a contemporary shower room, creating a practical layout that makes busy mornings feel effortless.

The moment you step into the impressive 16ft entrance hall, there's an immediate sense of space and warmth. The bay-fronted lounge with its wood burner is ideal for cosy evenings, while the additional family room offers flexibility as a playroom, snug or home office. To the rear, the bright dining/garden room opens onto the garden through French doors, creating a natural hub for family life and entertaining.

The kitchen is well-appointed with a fitted oven and hob, alongside a large walk-in pantry providing excellent storage. A spacious utility room and downstairs W.C. add further convenience for day-to-day living.

Outside, the property continues to impress. There is ample parking to the front and a driveway leading to a detached garage. The rear garden is a standout feature, private, beautifully established and south-east facing, offering the perfect space for children to play and for family gatherings in the warmer months.

Ready to move straight into and enjoy, this is a home that truly delivers on space, comfort and lifestyle in one of King's Lynn's most sought-after locations.

Tenure: Freehold

Property Type: Detached House

- Detached period home
- 4 Double bedrooms
- 3 Versatile receptions
- Handy utility room
- Bathroom & Shower room
- Ground floor W.C.
- Generous parking space
- Detached garage
- Beautiful South / east aspect
- Large, established garden

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.

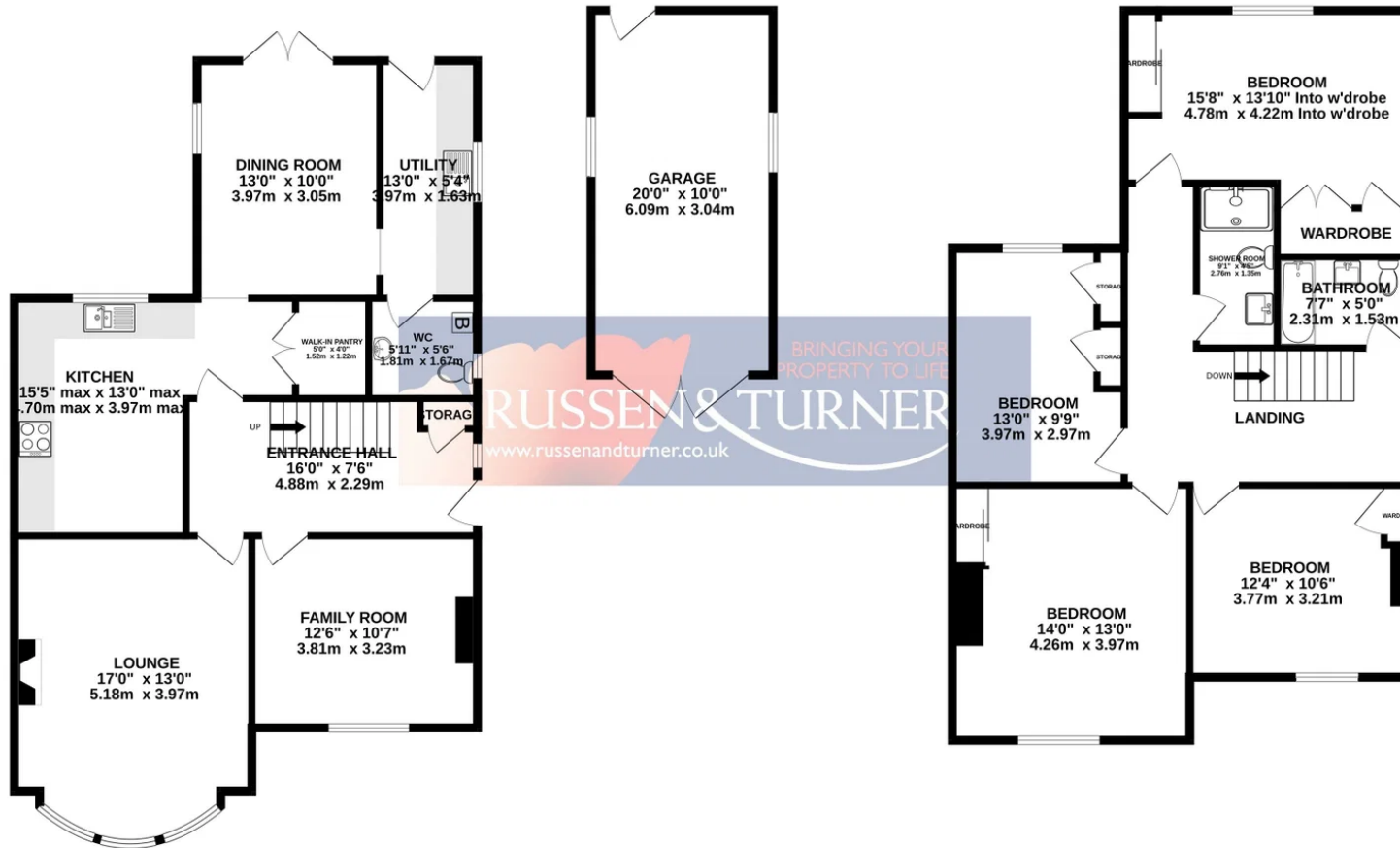


Beautiful South / east aspect for sun lovers



GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1894 sq.ft. (176.0 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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