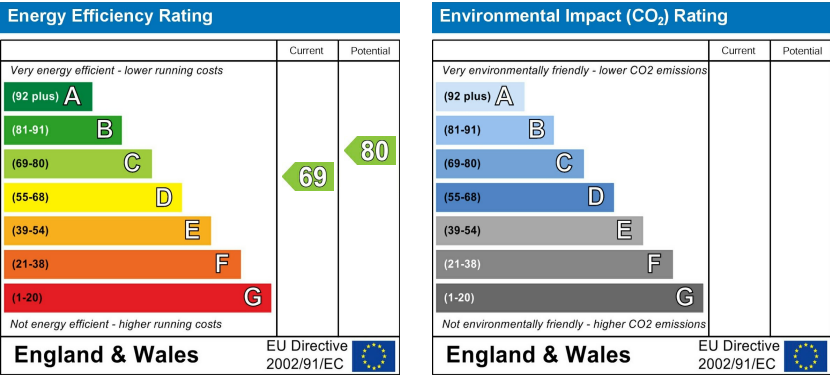


DIRECTIONS

SAT NAV: PE30 3AR



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.

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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."

This disclaimer must go on to all probate properties – new and existing:



263 Wootton Road King's Lynn PE30 3AR

IMPRESSIVE THREE BEDROOM DETACHED HOUSE WITH REAR GARDEN AND DRIVEWAY PARKING

King's Lynn

£325,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



ENTRANCE HALLWAY Wood effect floor, stairs to the first floor, under stairs storage area with a door to the cloakroom.	
CLOAKROOM Comprising of a W.C and basin, set within a vanity unit, wood affect flooring, window to side aspect.	5'4 x 3'4 (1.63m x 1.02m)
LOUNGE Fireplace, bay window to front aspect and fitted carpet.	14'4 x 13'0 (4.37m x 3.96m)
FAMILY ROOM Opens up onto the kitchen diner, wood effect flooring, a fireplace and two windows to the side aspect.	13'11 x 12'11 (4.24m x 3.94m)
KITCHEN/DINING ROOM Bright and spacious room with a range of wall base and drawer units with worktop over. Integrated gas hob, dishwasher, and double oven. Large storage cupboard that houses the boiler. Tile effect flooring, French doors to the side aspect leading to the garden and two windows to the rear aspect.	25'10 x 23'5 (max) (7.87m x 7.14m (max))
UTILITY ROOM Tile effect flooring following through from the kitchen diner. Worktop with undercounter units and a one bowl sink.	8'11 x 5'0 (2.72m x 1.52m)
LANDING Fitted carpet, large cupboard, window to the front loft aspect.	
BEDROOM ONE Fitted carpet, double radiator and window to the rear.	14'0 x 12'11 (4.27m x 3.94m)
BEDROOM TWO Fitted carpet, double radiator and window to the front aspect.	13'0 x 12'5 (3.96m x 3.78m)
BEDROOM THREE Fitted carpet, double radiator, window to the rear aspect.	10'7 x 7'10 (3.23m x 2.39m)
BATHROOM Four piece suite comprising of a double shower enclosure with thermostatic mixer, W.C and hand wash basin are in set within a vanity unit. Bath with shower taps attached. Vinyl flooring. Column style radiator. Window to the rear aspect. Extractor fan.	10'3 x 5'8 (3.12m x 1.73m)

FRONT GARDEN
A low brick wall, gravel driveway double wooden gate to the side. Storm porch to the front.

REAR GARDEN
The rear garden is enclosed to the side. Gravel driveway that leads to the double wooden gates which is securing a larger gravel area for parking. Lawn area with artificial grass to the side. Patio, another gravel area and a timber frame shed.

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000**** Situated on the ever popular Wootton Road in of King's Lynn, Norfolk, this impressive detached house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample areas for relaxation and entertainment. As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by contemporary downlighters that illuminate the open-plan kitchen diner. Downstairs is complimented by underfloor heating throughout with each room benefitting its own thermostatic controls. The stylish layout not only promotes a sense of togetherness but also allows for easy access to the garden, making it perfect for alfresco dining or enjoying a morning coffee in the fresh air. The walled garden features low-maintenance artificial grass, creating a serene outdoor space that can be enjoyed year-round without the hassle of upkeep. The four-piece suite bathroom adds a touch of luxury, providing a tranquil retreat for unwinding after a long day. Additionally, the property offers parking for multiple vehicles, ensuring convenience for residents. This modern home is not just a place to live; it is a lifestyle choice that combines comfort, style, and practicality in a desirable location. Whether you are looking to settle down or invest, this property is a must-see.



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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