

DIRECTIONS

SAT NAV: PE30 3AR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	80
(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.

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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.

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263 Wootton Road King's Lynn PE30 3AR

IMPRESSIVE THREE BEDROOM DETACHED HOUSE WITH REAR GARDEN AND DRIVEWAY PARKING

King's Lynn

Freehold

**Offers in excess of
£350,000**

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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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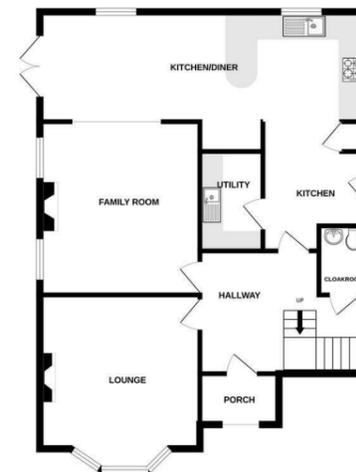
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NO UPWARD CHAIN Situated on the ever popular Wootton Road in of King's Lynn, Norfolk, this impressive detached house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms, this property is ideal for families 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.

GROUND FLOOR



1ST FLOOR

