

DIRECTIONS

SATNAV: PE30 3LF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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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42 Low Road South Wootton King's Lynn PE30 3LF

**BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
WITH GARAGE & LARGE GRAVEL DRIVEWAY**

King's Lynn

£375,000 Freehold

01553 692828
sales@brittons.net





HALLWAY Laminate Flooring, understairs cupboard, stairs to first floor.	22'5" x 5'11" (6.83m x 1.80m)
LOUNGE/DINER Fitted carpet, wood burner, bay window to front aspect, French doors to kitchen/diner.	26'4" x 11'5" (8.03m x 3.48m)
KITCHEN/BREAKFAST ROOM Laminate flooring, with electric underfloor heating, integrated washing machine, electric oven and gas hob. Integral fridge/freezer. French doors to garden.	17'1" x 11'10" (5.21m x 3.61m)
SHOWER ROOM Modern three piece suite, corner shower, hand wash basin, WC and heated towel rail. Window to side aspect.	
LANDING Fitted carpet, window to side aspect.	7'9" x 7'7" max (2.36m x 2.31m max)
BEDROOM ONE Fitted carpet, double radiator, window to rear aspect.	11'11" x 11'4" (3.63m x 3.45m)
BEDROOM TWO Fitted carpet, double radiator, window to front aspect.	11'11" x 11'5" (3.63m x 3.48m)
BEDROOM THREE Fitted carpet, double radiator, window to rear aspect.	8'7" x 7'6" (2.62m x 2.29m)
BATHROOM Recently renovated, three piece suite, bath with shower taps, hand wash basin, WC. Heated towel rail, window to front aspect. Full height wall tiling.	6'0" x 5'10" (1.83m x 1.78m)

SINGLE GARAGE

FRONT GARDEN
Large gravel driveway for multiple vehicles. Laid to lawn with shrubs.

REAR GARDEN
fully enclosed, laid to lawn with patio area and shed.

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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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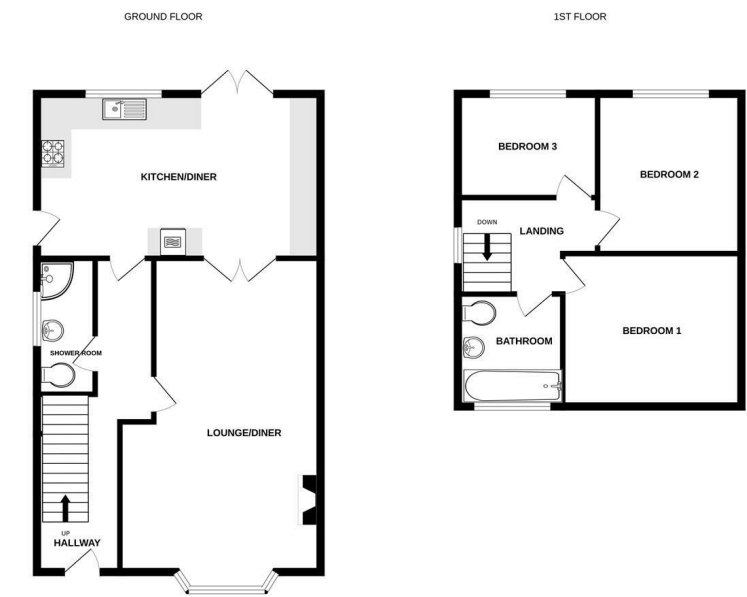
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Located in South Wootton, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property boasts a spacious layout, making it an ideal home for families or those seeking extra room to breathe.

As you approach the house, you will be greeted by a large driveway that provides ample parking space, complemented by a single garage for additional storage or vehicle accommodation. Upon entering, you will find a welcoming atmosphere that flows throughout the home.

The property features three bedrooms, perfect for family living or accommodating guests. The family bathroom and a separate shower room ensure that morning routines are a breeze, providing both functionality and privacy.

This semi-detached house is not only well-maintained but also offers a wonderful opportunity to create lasting memories in a friendly neighbourhood. With its convenient location, you will enjoy easy access to local amenities, schools, and transport links, making it a perfect choice for those looking to settle in a vibrant community.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with MetreX 12/20



