

DIRECTIONS

Sat Nav: PE30 3TX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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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22 Euston Way South Wootton King's Lynn PE30 3TX

**WELL PRESENTED DETACHED THREE BEDROOM BUNAGLOW WITH
DRIVEWAY PARKING IN POPULAR LOCATION**

King's Lynn

£289,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Access to roof space, doors leading to all rooms, airing cupboard and a radiator.

KITCHEN

Range of base, wall and drawer units with worktop over. Stainless steel one and half bowl sink, with mixer tap over. Gas cooker with extractor hood over, wall mounted gas boiler, tiled splash back. Window and door to the side aspect. Tiled floor and a radiator. 12'9 x 7'10 (3.89m x 2.39m)

DINING ROOM

Fitted carpet, French doors leading into the conservatory, window into the conservatory and radiator. 9'5 x 9'0 (2.87m x 2.74m)

LOUNGE

Fitted carpet, window to the side aspect and radiator. 11'2 x 8'1 (3.40m x 2.46m)

SUN ROOM

Double glazed with windows surrounds, patio doors to the rear aspect, tiled flooring.

BEDROOM ONE

Fitted carpet, window to front aspect, built in wardrobes and a radiator. 11'5 x 10'3 (3.48m x 3.12m)

BEDROOM TWO

Fitted carpet, window to the front aspect, built in wardrobes and a radiator. 11'6 x 8'10 (3.51m x 2.69m)

BEDROOM THREE

Fitted carpet, window to side aspect, and a radiator. 13'6 x 9'5 (4.11m x 2.87m)

SHOWER ROOM

Three piece suite comprising of a hand wash basin set within a vanity unit, W.C, and a shower enclosure with electric shower. Vinyl flooring and a window to the side aspect.

EXTERNAL

Low maintenance front and rear gardens with a driveway to the side which provides space for multiple vehicles. Gate for side access to the property. Detached garage.

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Nestled in the desirable area of Euston Way, South Wootton, King's Lynn, this charming detached bungalow offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this home has been thoughtfully reconfigured to maximise space and functionality, making it ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. A spacious sun room invites natural light, creating a warm and welcoming atmosphere throughout the day. The well-presented interiors are complemented by a well-appointed bathroom, ensuring convenience for all residents. For those with vehicles, the property includes driveway parking, adding to the ease of living in this lovely home. Additionally, the approved planning for a single-storey extension to the rear (Reference 23/01928/F) presents an exciting opportunity for further enhancement, allowing you to tailor the space to your specific needs. Situated in a popular location, this bungalow is not only a comfortable dwelling but also a fantastic investment for the future. With its blend of practicality and potential, this property is sure to attract interest. Do not miss the chance to make this delightful bungalow your new home.

GROUND FLOOR



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. Made with Metropix ©2025



