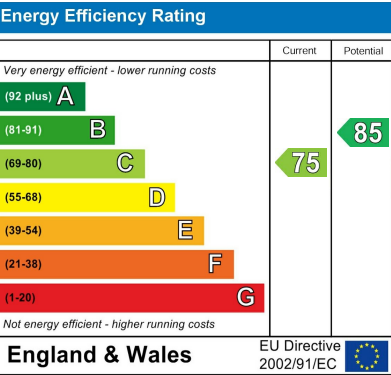


DIRECTIONS

SATNAV: PE30 3XU



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"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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"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.

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8 Ashbey Road South Wootton King's Lynn PE30 3XU

FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE AND DRIVEWAY

King's Lynn

£350,000 Freehold

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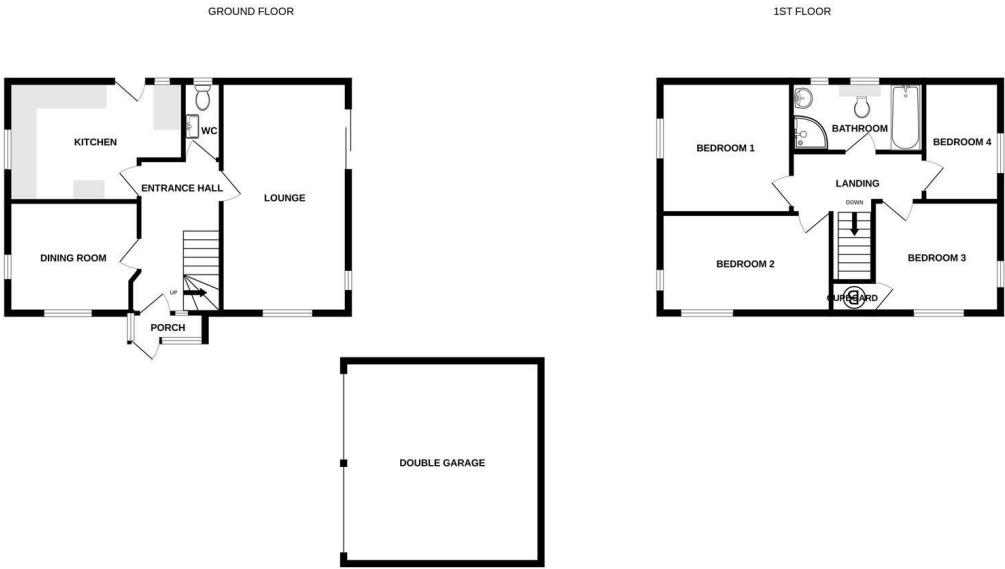
SOUTH WOOTTON Perfectly positioned within the highly desirable village of South Wootton, this property enjoys an enviable setting that effortlessly combines the tranquillity of village living with the convenience of excellent local amenities. Highly regarded by families, the area is served by well-respected infant and junior schools, with a selection of secondary schools and independent education available in nearby King's Lynn. Everyday essentials are within easy reach, including supermarkets, a pharmacy, cafés, local shops and healthcare facilities, while the vibrant market town of King's Lynn offers an extensive range of shopping, leisure and dining opportunities just a short drive away. For those commuting, the location is exceptionally well connected, with swift access to the A47 and King's Lynn railway station, providing direct services to Cambridge and London King's Cross. The surrounding area is renowned for its beautiful Norfolk countryside, scenic woodland and riverside walks, with the Royal Sandringham Estate and the stunning North Norfolk coastline both within easy reach, offering an exceptional lifestyle that balances convenience, natural beauty and a strong sense of community.	
PORCH Tiled flooring, single radiator, doors to all ground floor rooms, stairs to first floor, cloakroom.	6'2" x 2'3" (1.88m x 0.69m)
ENTRANCE HALL Laminated tiled flooring, obscured window to rear aspect, hand wash basin, W.C, single radiator.	6'6" x 3'1" (1.98m x 0.94m)
KITCHEN Laminated tiled flooring, windows to side and rear aspect, door to rear, range of wall-mounted base and drawer units, stainless steel sinks space and plumbing for washing machine and dishwasher, space for a range cooker.	14'6" x 9'8" (4.42m x 2.95m)
LOUNGE Laminated tiled flooring, windows to side and rear garden, patio doors to rear garden, double radiator.	19'2" x 10'6" (5.84m x 3.20m)
DINING ROOM Fitted carpet, double radiator, windows to front and side aspect.	10'10" x 9' (3.30m x 2.74m)
LANDING Doors to all bedrooms and bathroom, loft access.	
BEDROOM ONE Laminated flooring, double radiator, window to side aspect.	10'9" x 10'9" (3.28m x 3.28m)
BEDROOM TWO Fitted carpet, single radiator, windows to front and side aspects.	14'3" x 8'1" (4.34m x 2.46m)
BEDROOM THREE Fitted carpet, single radiator, airing cupboard, windows to front and side aspects.	10'8" x 9'1" (3.25m x 2.77m)
BEDROOM FOUR Fitted carpet, single radiator, window to side aspect.	11'1" x 5'10" (3.38m x 1.78m)
BATHROOM Laminated flooring, obscured window to rear aspect, heated towel rail, four piece suite comprising of fitted bath, walk-in thermostatic shower, hand wash basin and W.C.	11'1" x 5'10" (3.38m x 1.78m)
DOUBLE GARAGE Light and power supply, up and over garage doors.	16'9" x 16'4" (5.11m x 4.98m)
IMPORTANT INFORMATION 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	

Located on Ashbey Road in the charming town of King's Lynn, this spacious four-bedroom detached house offers a perfect blend of comfort and convenience. With two well-appointed reception rooms, this home provides ample space for both relaxation and entertaining. The separate dining room is ideal for family meals or hosting guests, ensuring that every occasion is special.

The property boasts four generously sized bedrooms, making it perfect for families or those who desire extra space for guests or a home office. With the modern bathroom, morning routines will be a breeze, providing both functionality and privacy.

Outside, the enclosed rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The double garage and private driveway provide parking for up to four vehicles, ensuring that you will never have to worry about finding a space.

Conveniently located close to local amenities, this home is well-situated for easy access to shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this delightful home your own.



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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