

DIRECTIONS

SAT NAV: PE30 2HH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	64		
(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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Melody Nursery Close South Wootton King's Lynn PE30 3HH

THREE BEDROOM DETACHED BUNAGLOW SITUATED ON A GENEROUS PLOT WITH MATURE GARDENS

King's Lynn

£315,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE PORCH

Fitted carpet, exposed brick wall, door to lounge.

LOUNGE

Fitted carpet, large full-height windows to the front allowing maximum sunlight, feature exposed-brick fireplace, double radiator, doors to study, open arch to hallway and one to dining room.

16'10 x 16'05 (5.13m x 5.00m)

KITCHEN

Range of wall-mounted, base and drawer units with worktop over, corner sink with drainer, space for oven, washing mashing, fridge and dishwasher. Vinyl flooring, door and window to side.

11'02 x 8'05 (3.40m x 2.57m)

DINING ROOM

Fitted carpet, window to rear, decorative exposed brick wall, double radiator.

11'11 x 8'05 (3.63m x 2.57m)

STUDY

Fitted carpet, windows to front and rear, double radiator.

12'00 x 8'11 (3.66m x 2.72m)

HALLWAY

Fitted carpet, double radiator, loft access, leading to all the bedrooms and bathroom, airing cupboard.

CONSERVATORY

Tiled flooring, full glass construction for maximum sunlight, doors to garden, double radiator, power supply.

MASTER BEDROOM

Fitted carpet, fitted wardrobe with sliding door, fitted storage cupboards, window to side and double doors to conservatory, double radiator.

12'05 x 10'08 (3.78m x 3.25m)

BEDROOM TWO

Fitted carpet, window to side, fitted wardrobe, double radiator.

10'04 x 8'10 (3.15m x 2.69m)

BEDROOM THREE

Fitted carpet, double radiator, window to rear.

10'08 x 9'11 (3.25m x 3.02m)

FRONT OF PROPERTY

Gravel driveway leading to front of property and to the garage, spacious area laid to lawn with established shrubs and trees. Patio area with a pergola.

REAR OF PROPERTY

Wrap around garden laid to both decorative patio and lawn with side access to garage.

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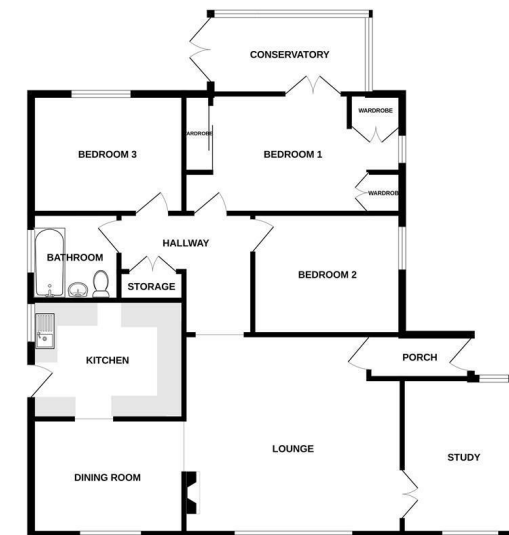
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Nestled in the tranquil setting of Nursery Close, South Wootton, King's Lynn, this charming detached bungalow offers a perfect blend of comfort and style. The property boasts a delightful character, enhanced by its mature and peaceful private gardens that provide a serene retreat from the hustle and bustle of daily life. As you approach the bungalow, you are greeted by a sweeping gravel driveway that leads to a set-back position, ensuring both privacy and a welcoming entrance. The spacious reception room features an exposed brick fireplace and a characterful brick wall, creating a warm and inviting atmosphere. Large windows in the lounge flood the space with natural light, offering picturesque views of the garden, making it an ideal spot for relaxation or entertaining guests. The bungalow comprises three well-proportioned bedrooms, providing ample space for family or guests. A useful study, conveniently located off the lounge, presents an excellent opportunity for those who work from home or require a quiet space for reading and reflection. The master bedroom is further enhanced by a conservatory, perfect for enjoying morning coffee or basking in the afternoon sun. This room also features three built-in wardrobes, ensuring plenty of storage space. This property is a rare find, combining a peaceful location with practical living spaces, making it an ideal home for families or those seeking a quiet retreat. With its charming features and beautiful gardens, this bungalow is sure to impress.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and other details are approximate and not necessarily correct. The floorplans are intended as a guide only and should not be used as a basis for any legal proceedings. The agents, vendors and applicable laws are not responsible for any errors or omissions. Made with AutoCAD 2010



