

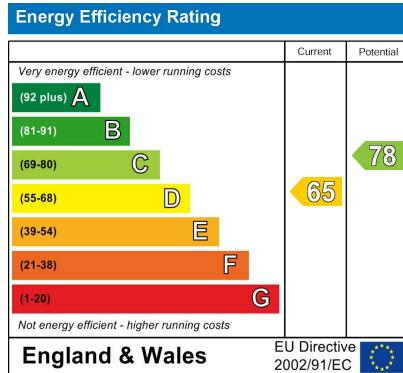
DIRECTIONS

SATNAV: PE30 3LL



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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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20 St. Marys Close South Wootton King's Lynn Norfolk PE30 3LL

Four Bedroom Detached House with Garage

South Wootton

£375,000 Freehold



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sales@brittons.net



ENTRANCE HALL

Parquet flooring. Single Radiator. Large Storage/Utility cupboard. Stairs to first floor.

WET ROOM

Tiled Flooring, heated towel rail, double glazed obscured window to front. High quality composite wall tiles. Electric shower with built-in wall shower convenience shelves. Modern hand wash basin with mixer tap and vanity unit. W.C.

KITCHEN

Double glazed window to front. Vinyl flooring. Space for freestanding oven with extractor hood over. Range of wall mounted, base and drawer units with countertop over. Stainless Steel 1 1/2 Bowl sink with mixer tap over. Space and plumbing for dishwasher

DINING ROOM

Wood effect laminate flooring, single radiator, double glazed window to front and patio doors to side. Decorative feature fireplace with electric fire.

LOUNGE

double radiator, double glazed window and door to conservatory. Double doors to sitting room. parquet flooring.

SITTING ROOM

Wood effect laminate flooring, electric fire place, double glazed window to side, French doors to rear.

CONSERVATORY

Wood effect laminate flooring, central heating radiator, double glazed windows all round, French doors to rear.

BEDROOM THREE

Wood effect laminate flooring, double radiator, French doors to rear. Double aspect windows to rear garden.

LANDING

Fitted carpet, Double glazed window to side, loft access. Airing cupboard. Leading to all rooms.

BATHROOM

Wood flooring, single radiator, obscure window to front. Fitted bath with mixer tap and thermostatic shower over. Pedestal hand wash basin with separate taps. W.C. Surround wall tiles.

BEDROOM ONE

Fitted carpet, single radiator, double glazed window to front, pitched sky light. Storage cupboard. Fitted wardrobes.

BEDROOM TWO

Wood flooring, double radiator, double glazed window to rear.

DRESSING ROOM

Wood flooring, central heating radiator, double glazed window to rear.

BEDROOM FOUR

Wooden flooring, single radiator, double glazed window to rear.

FRONT GARDEN

Fully enclosed front garden. Mixture of laid to lawn, gravel, patio and flowerbeds.

REAR GARDEN

Fully enclosed rear garden. Mainly laid to lawn with wooden decking and flowerbeds.

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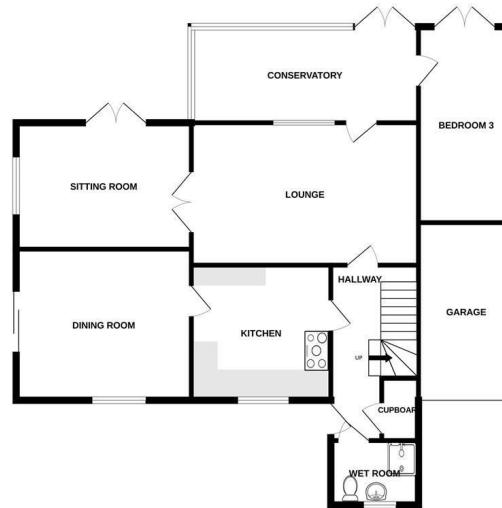
Nestled in the charming area of St. Marys Close, South Wootton, this delightful detached house offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking a welcoming home. The layout provides ample space for relaxation and entertaining guests.

The house boasts two bathrooms, ensuring convenience for all residents. The well-designed kitchen and the dining area, makes a wonderful space for family meals and gatherings.

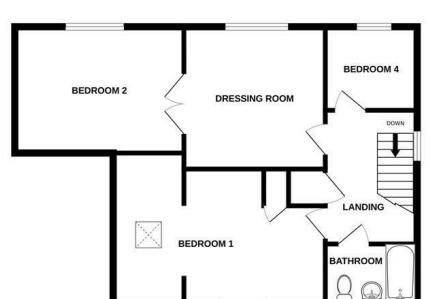
Outside, the property features both front and rear gardens, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the house includes a garage and off-road parking, providing practicality and ease for busy households.

This residence is not just a house; it is a home that offers comfort, space, and a lovely community atmosphere. With its excellent location in South Wootton, you will find yourself close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this charming property your own.

GROUND FLOOR



1ST 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 operation or efficiency can be given.
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