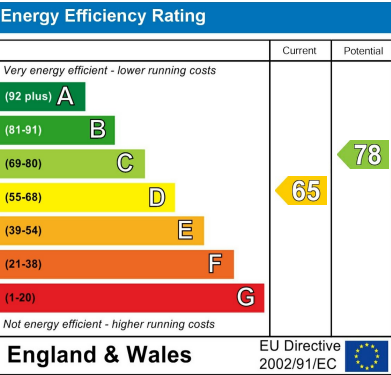


DIRECTIONS

SATNAV: PE30 3LL



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.

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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.

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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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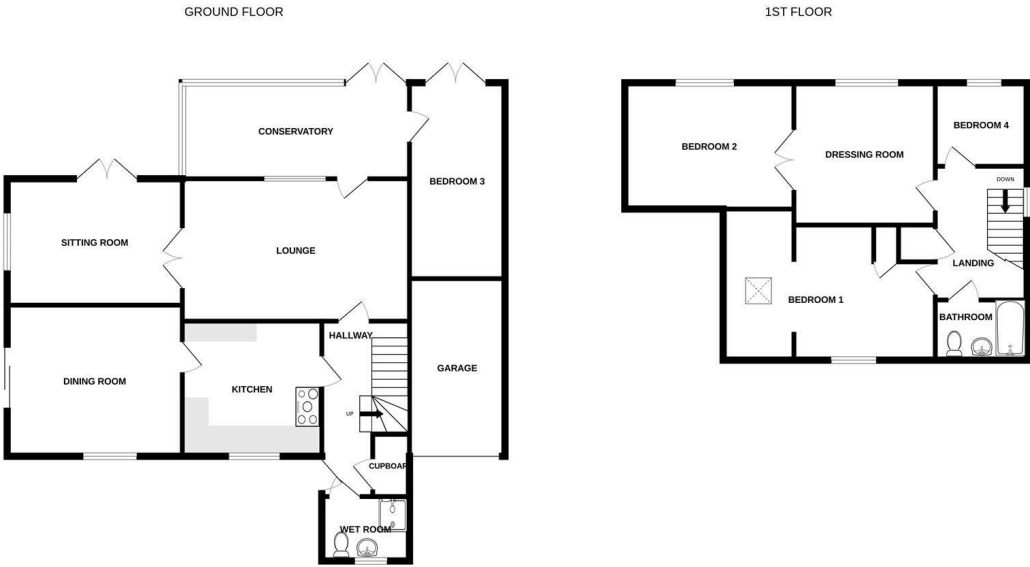
<b>ENTRANCE HALL</b> Parquet flooring. Single Radiator. Large Storage/Utility cupboard. Stairs to first floor.	
<b>WET ROOM</b> Tiled Flooring, heated towel rail, double glazed obscured window to front. High quality composite wall tiles. Electric shower with built-in wall shower convenience shelves. Modern hand wash basin with mixer tap and vanity unit. W.C.	8' x 5'3" (2.44m x 1.60m)
<b>KITCHEN</b> 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	11'6" x 11'2" (3.51m x 3.40m)
<b>DINING ROOM</b> Wood effect laminate flooring, single radiator, double glazed window to front and patio doors to side. Decorative feature fireplace with electric fire.	14'5" x 12'5" (4.39m x 3.78m)
<b>LOUNGE</b> double radiator, double glazed window and door to conservatory. Double doors to sitting room. parquet flooring.	18'8" x 11'8" (5.69m x 3.56m)
<b>SITTING ROOM</b> Wood effect laminate flooring, electric fire place, double glazed window to side, French doors to rear.	14'5" x 10'5" (4.39m x 3.18m)
<b>CONSERVATORY</b> Wood effect laminate flooring, central heating radiator, double glazed windows all round, French doors to rear.	18'8" x 7'11" (5.69m x 2.41m)
<b>BEDROOM THREE</b> Wood effect laminate flooring, double radiator, French doors to rear. Double aspect windows to rear garden.	16'2" x 7'10" (4.93m x 2.39m)
<b>LANDING</b> Fitted carpet, Double glazed window to side, loft access. Airing cupboard. Leading to all rooms.	
<b>BATHROOM</b> 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.	
<b>BEDROOM ONE</b> Fitted carpet, single radiator, double glazed window to front, pitched sky light. Storage cupboard. Fitted wardrobes.	17'6" x 11'2" (5.33m x 3.40m)
<b>BEDROOM TWO</b> Wood flooring, double radiator, double glazed window to rear.	14'5" x 10'5" (4.39m x 3.18m)
<b>DRESSING ROOM</b> Wood flooring, central heating radiator, double glazed window to rear.	11'8" x 11'2" (3.56m x 3.40m)
<b>BEDROOM FOUR</b> Wooden flooring. single radiator, double glazed window to rear.	7'10" x 6'10" (2.39m x 2.08m)
<b>FRONT GARDEN</b> Fully enclosed front garden. Mixture of laid to lawn, gravel, patio and flowerbeds.	
<b>REAR GARDEN</b> Fully enclosed rear garden. Mainly laid to lawn with wooden decking and flowerbeds.	
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	
<b>DRAWINGS/ SKETCHES/ PLANS:</b> This representation is provided for general guidance and is not to scale.	

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.



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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