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estate agents

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## DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, turn left onto Nursery Lane and turn take the second right onto Avon Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.



5. Avon Road South Wootton King's Lynn, Norfolk PE30 3LS

**SPACIOUS BIRGHT TWO BEDROOM DETAHCED BUNGALOW WITH DRIVEWAY,  
GARAGE AND GENEROUS SIZE GARDENS - NO UPWARD CHAIN**

**South Wootton**

**£275,000 Freehold**

**01553 692828**  
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**HALLWAY**

New Fitted carpet, access airing cupboard, Double radiator and access to loft.

**LOUNGE**

New Fitted carpet, Two double radiators, Fireplace with tiled surrounding and window to side and front aspect.

15'10 x 12'0 (4.83m x 3.66m)

**KITCHEN**

Range of wall, base and drawer units with worktops over, integrated electric oven and electric hob with extractor fan over, Space for washing machine, fridge/freezer, with integrated dishwasher, Double radiator, Vinyl flooring, Window to side aspect, Stainless steel sink with mixer tap over and door leading through to conservatory.

13'6 x 8'4 (4.11m x 2.54m)

**CONSERVATORY/LEAN TO**

Vinyl flooring, Storage cupboard and door to rear garden.

13'0 x 5'2 (3.96m x 1.57m)

**MASTER BEDROOM**

New fitted carpet, Double radiator and window to front aspect.

12'10 x 10'10 (3.91m x 3.30m)

**BEDROOM TWO**

New fitted carpet, Double radiator, window to front aspect and patio door to rear garden.

10'5 x 9'10 (3.18m x 3.00m)

**BATHROOM**

Three piece suite comprising of a bath with thermostatic shower over , built in wash hand basin and W.C, vanity unit, fully tiled walls and vinyl flooring, double radiator and Window to rear aspect.

6'5 x 5'4 (1.96m x 1.63m)

**FRONT GARDEN**

Concrete driveway with mainly laid to lawn garden with shrubs and flower beds.

**REAR GARDEN**

Enclosed, mainly laid to lawn with patio path and shed.

**GARAGE**

Single garage with up and over door.

Located in the desirable area of South Wootton, this charming two-bedroom detached bungalow on Avon Road offers a perfect blend of comfort and convenience. The property features a spacious reception room, ideal for relaxation and entertaining guests. With two well-proportioned bedrooms, it provides ample space for a small family or those looking to downsize. The bungalow boasts a well-maintained bathroom, ensuring all your essential needs are met. Outside, you will find a driveway that accommodates parking for two vehicles, along with a garage for additional storage or vehicle protection. The front and rear gardens are a delightful addition, offering an outdoor space for gardening enthusiasts or simply enjoying the fresh air. This property is ideally situated close to local schools and amenities, making it a perfect choice for families or individuals seeking a vibrant community. With its appealing features and prime location, this bungalow presents an excellent opportunity for those looking to settle in a tranquil yet accessible part of King's Lynn. Don't miss the chance to make this lovely home your own.

NO UPWARD CHAIN



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan. Made with Mapbox 12/2023







