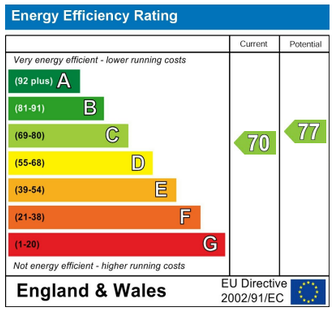
DIRECTIONS

SATNAV: PE30 3NX



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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 Brittons Estate 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.

brittons
estate agents

www.brittons.net



15 Sandy Lane South Wootton King's Lynn Norfolk PE30 3NX

BEAUTIFULLY PRESENTED THREE BEDROOM DUTCH STYLE DETACHED HOUSE WITH STUNNING KITCHEN/DINER AND NO UPWARD CHAIN

South Wootton **£485,000 Freehold**

01553 692828
sales@brittons.net

naea | propertymark PROTECTED

The Property Ombudsman





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.

ENTRANCE PORCH 7'2 x 6'5 (2.18m x 1.96m)
Tiled flooring. Storage cupboard. Two power sockets. Underfloor heating.

HALLWAY 9'10 x 8'11 (3.00m x 2.72m)
Tiled flooring. Double radiator. Storage cupboard. Under floor heating. Understairs storage cupboard. Stairs to first floor. Composite door.

REAR HALL 16'5 x 4'1 (5.00m x 1.24m)
Tiled flooring. Two radiators. Side access. Stable door.

LOUNGE 24'1 x 12'11 (7.34m x 3.94m)
Underfloor heating with separate zones. Tiled flooring. Two double radiators. Electric fire. Windows to front and side aspects. TV point. French doors to:

DINING ROOM 12'11 x 11'8 (3.94m x 3.56m)
Underfloor zonal heating. Tiled flooring. Electric velux with rain sensor. Four power sockets. Two French doors to side and rear aspects.

KITCHEN-BREAKFAST ROOM 20'5 x 17'4 (6.22m x 5.28m)
Range of wall, base and drawer units with worktops over. Two larder cupboards with built-in lighting. Central island. Fully fitted with built-in dishwasher, microwave, eyelevel double oven and fridge/freezer. Two velux electric windows. French doors to rear.

DOWNSTAIRS SHOWER ROOM 8'0 x 4'8 (2.44m x 1.42m)
Double enclosure with electric shower and zonal spray, vanity wash hand basin and w.c. Heated towel rail. Underfloor heating. Tiled floor.

UTILITY ROOM 16'1 x 9'2 (4.90m x 2.79m)
Range of wall, base and drawer units with worktops over. Sink and drainer. Underfloor heating. Tiled flooring. Four power sockets. Feature porthole window to front aspect. Window to side aspect.

LANDING
Fully boarded and insulated loft with access. Light and ladder.

BEDROOM 1 11'10 x 10'8 (3.61m x 3.25m)
Fitted carpet. Built-in wardrobes. Double radiator. Three power sockets. Window to rear aspect.

BEDROOM 2 11'10 x 8'4 (3.61m x 2.54m)
Fitted carpet. Built-in wardrobes. Double radiator. Two power sockets. Alcove. Window to front aspect.

BEDROOM 3 8'11 x 8'5 (2.72m x 2.57m)
Fitted carpet. Radiator. BT phone socket. Two power sockets. Window to front aspect.

BATHROOM 11'10 x 6'10 (3.61m x 2.08m)
Four piece suite comprising Walk-in shower, bath with mixer taps, vanity wash hand basin and w.c. Storage under bath. Radiator. Underfloor heating. Fully tiled. Window to rear aspect.

GARDEN ROOM 16'5 x 10'8 (5.00m x 3.25m)
uPVC double glazed window and doors.

LAUNDRY ROOM 10'8 x 9'11 (3.25m x 3.02m)
Range of wall, base and drawer units with worktops over. Plumbing for washing machine. Separate consumer unit. Five power sockets. Hot water heater.

This property is being offered with NO UPWARD CHAIN
Located in the highly desirable of Sandy Lane, South Wootton, Norfolk, this unique three-bedroom detached house offers a delightful blend of comfort and style. The property has been thoughtfully maintained and is ready for its new owners to move in and make it their own.

Upon entering, you are greeted by a spacious entrance hall, followed by a large lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a separate dining room, which also joins the generous kitchen/breakfast room, ideal for family meals or casual dining. This space is designed to be both functional and welcoming, making it the heart of the home.

The property boasts two well-appointed bathrooms, ensuring convenience for families or guests. Each of the three bedrooms is designed to provide a peaceful retreat, with ample space for furnishings and personal touches.

Outside, the house features a lovely garden room and laundry room that extends the living space into the outdoors, perfect for enjoying the garden throughout the seasons. The property also benefits from a driveway,

















