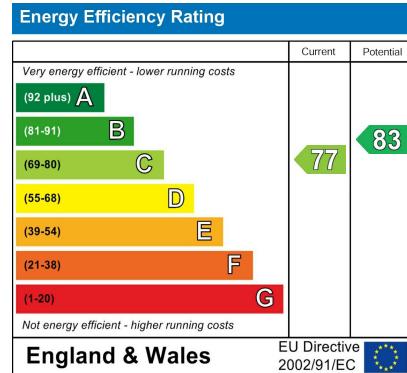


## DIRECTIONS

SAT NAV: PE30 3NJ



## 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.

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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.

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"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.

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*"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.*

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23 Ullswater Avenue South Wootton King's Lynn PE30 3NJ

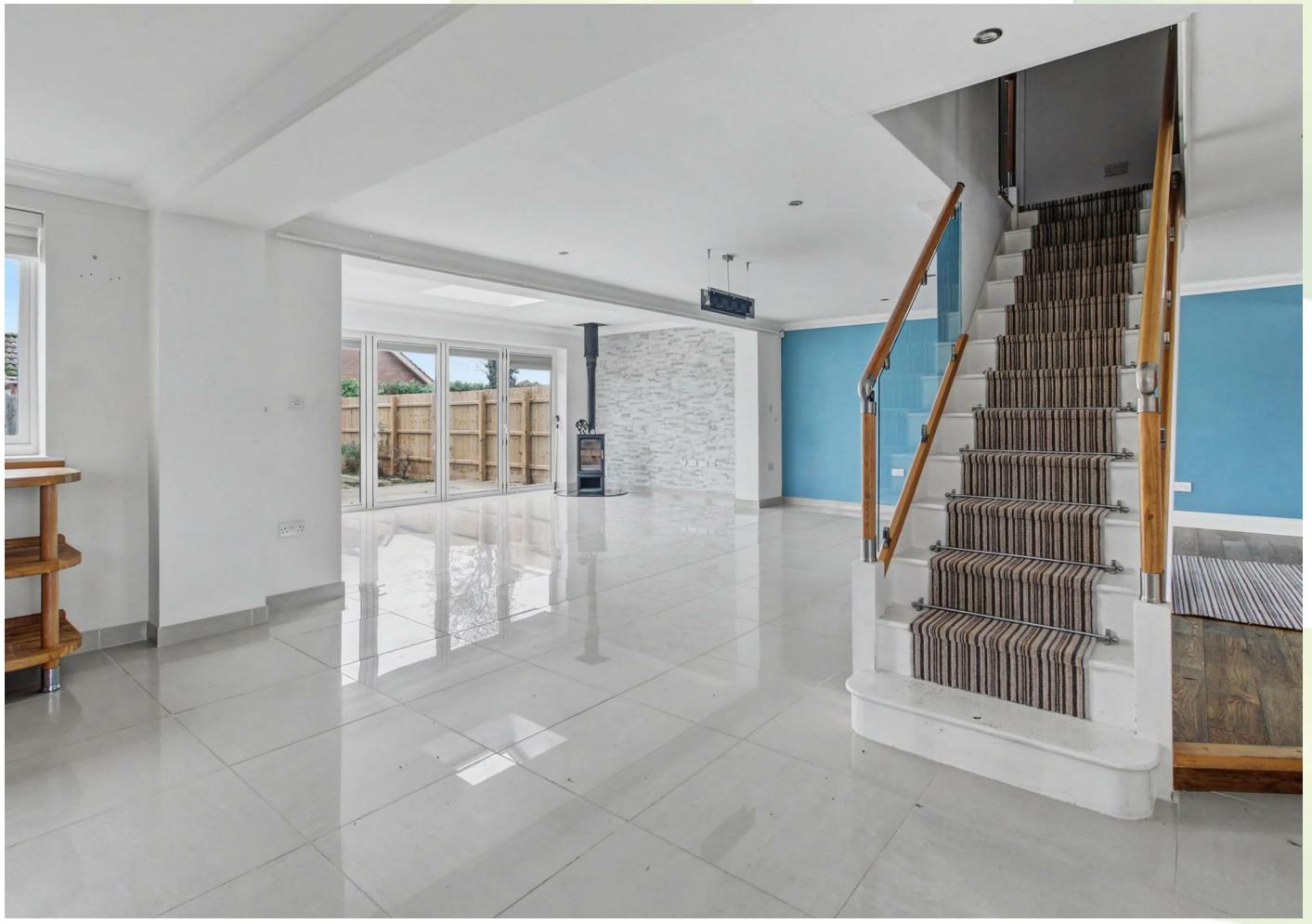
**MODERN BRIGHT AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN POPULAR LOCATION**

**King's Lynn**

**£480,000 Freehold**

01553 69282  
sales@brittons.net





#### OPEN PLAN KITCHEN

Range of modern wall and base and drawer units with work top over, contemporary curved island with integrated breakfast bar. Inset sink with mixer tap over, Integrated eye level double oven, microwave, integrated dishwasher, space for washing machine and tumble dryer, integrated wine cooler, space for fridge/freezer. Tiled flooring and window to both the front and rear garden. Open plan layout into dining area.

#### OPEN PLAN DINING AREA

Tiled flooring, stairs to first floor, open plan layout leading into a living area and also opening into a spacious and bright garden room. Spotlights throughout.

155 x 18'10 (4.70m x 5.74m)

#### GARDEN ROOM

Bright and spacious room, flooding the property with natural light. Bi fold doors leading into the garden, windows to the side and rear aspect, sky light and a continuation of tiled flooring from the kitchen and dining areas.

20'5 x 16'7 (6.22m x 5.05m)

#### LIVING AREA

Wood effect flooring, window to front aspect and a radiator.

19'10 x 10'1 (6.05m x 3.07m)

#### CLOAKROOM

Comprising of a hand wash basin and W.C.

20'10 x 11'10 (6.35m x 3.61m)

#### BEDROOM ONE

Wood effect flooring, dual aspect windows, door leading to large dressing room, and another door leading to ensuite. Radiator.

18'11 x 14'6 (5.77m x 4.42m)

#### ENSUITE

Three piece suite comprising of hand wash basin, W.C and free standing bath with mixer tap over and hand held shower attachment. Heated towel rail. Tiled flooring.

9'8 x 9'4 (2.95m x 2.84m)

#### DRESSING ROOM

Wood effect flooring with hanging rails and shelving. Sky light adding additional light to the room.

12'3 x 10'9 (3.73m x 3.28m)

#### BEDROOM TWO

Wood effect flooring, window to front aspect, radiator and Jack and Jill door leading into main shower room.

10'5 x 10'4 (3.18m x 3.15m)

#### BEDROOM THREE

Wood effect flooring, window to rear aspect and radiator.

10'3 x 10'0 (3.12m x 3.05m)

#### BEDROOM FOUR

Wood effect flooring, window to rear aspect and radiator.

( )

#### SHOWER ROOM

Three piece modern suite, corner shower enclosure with shower, two wall hung hand wash basins set within vanity units, W.C, heated towel rail and a airing cupboard.

( )

#### GARAGE

Up and over door with power and lighting. Personal door access from garden at rear.

#### EXTERNAL

To the front of the property is shingle driveway which provides parking for multiple vehicles. There is also access to the garage. To the rear the garden is mostly laid to lawn with a patio area leading off from the bi fold doors at the garden room. There is also raised decking at the end of the garden. Timber outbuilding.

#### IMPORTANT INFORMATION

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\*\*\*CHAIN FREE\*\*\*Situated in the charming area of Ullswater Avenue, South Wootton, King's Lynn, this stunning detached house is the epitome of modern family living. With four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for both relaxation and entertainment. As you enter, you are greeted by a contemporary open plan layout that seamlessly connects the kitchen, dining area, living space, and a delightful garden room. This design not only enhances the flow of the home but also creates an inviting atmosphere perfect for family gatherings and social occasions. The kitchen is a true highlight, featuring a stylish island and a breakfast bar, making it an ideal spot for casual dining or morning coffee. The garden room is particularly noteworthy, as it floods the home with natural light, thanks to its generous windows and a skylight that adds an extra touch of elegance. This space is perfect for enjoying the beauty of the outdoors from the comfort of your home. The master bedroom is a luxurious retreat, complete with a well-equipped dressing room that also benefits from a skylight, ensuring that you start your day in a bright and airy environment. The ensuite bathroom features a free-standing bath, providing a serene space for relaxation. This property is not just a house; it is a modern family home designed for comfort and style. With its thoughtful layout and high-quality finishes, it is sure to impress those seeking a tranquil yet sophisticated living experience in South Wootton. Please Note: All services/appliances have not, and will not be tested.



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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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