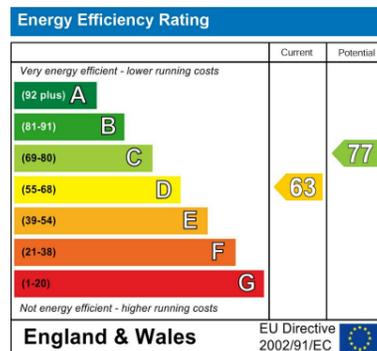


## DIRECTIONS

From Tuesday Market Place, bear left onto Saint Nicholas Street, turn right onto Chapel Street, turn left onto Austin Street, turn right onto the A1078, Bear left, keep in left-hand lane then bear left onto the A148 onto Wootton Road where the property can be found on the left hand side easily identified by our For Sale board.



## 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.*

*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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*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.*



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**HALLWAY**  
Vinyl flooring, stairs to first floor, double radiator and under stairs storage. 10'10 x 5'8 (3.30m x 1.73m )

**CLOAKROOM**  
Hand wash basin and W.C with vinyl flooring. Heated towel rail and a window to the rear aspect. 4'6 x 2'10 (1.37m x 0.86m )

**LOUNGE**  
Fitted carpet, bay window to the front aspect and a double radiator. 14'3 x 10'11 (4.34m x 3.33m )

**FAMILY ROOM**  
Fitted carpet and vinyl flooring, storage cupboard, window to the side aspect and a radiator. 16'5 x 11'0 (5.00m x 3.35m )

**KITCHEN / DINER**  
Range of base, wall and drawer units with worktop over. Integrated dishwasher and space for washing machine, integrated instant boil tap, vinyl flooring, window to the side and rear aspect, doors to the rear garden, and a skylight, all flooding the room with natural light. 17'0 max x 16'6 max (5.18m max x 5.03m max )

**LANDING**  
Fitted carpet, loft access and doors leading to all rooms

**BATHROOM**  
Three piece suite comprising of a hand wash basin, W.C and a bath with thermostatic shower over. Vinyl flooring, window to front aspect and a heated towel rail. 6'0 x 5'9 (1.83m x 1.75m )

**BEDROOM ONE**  
Fitted carpet, bay window to the front aspect and a double radiator. 14'5 x 10'0 (4.39m x 3.05m )

**BEDROOM TWO**  
Fitted carpet, window to the rear aspect and a double radiator. 12'0 x 9'10 (3.66m x 3.00m )

**BEDROOM THREE**  
Fitted carpet, window to rear aspect and double radiator. 8'7 x 7'0 (2.62m x 2.13m )

**FRONT GARDEN**  
Gravel driveway with gate to the side.

**REAR GARDEN**  
Enclosed garden with artificial lawn and decking. Summer house.

**IMPORTANT INFORMATION**  
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Situated on the highly desirable Wootton Road, King's Lynn, this immaculately presented extended semi-detached house offers a perfect blend of modern living and classic charm. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The tasteful refurbishment throughout the property ensures a contemporary feel while retaining its character, highlighted by the elegant Victorian style radiators that add a touch of sophistication. The spacious layout allows for comfortable living, with a modern kitchen that seamlessly connects to the dining area, making it perfect for family gatherings or hosting friends. The bathroom is well-appointed, catering to all your needs. Outside, the property boasts driveway parking, providing convenience and ease. The sought-after location of Gaywood offers a friendly community atmosphere, with local amenities and parks just a stone's throw away. This charming home is not just a property; it is a lifestyle choice, offering both comfort and style in a prime location. Do not miss the opportunity to make this delightful house your new home.



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of the property are not intended to be used as a basis for any legal proceedings. The floor plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The agent is not responsible for any errors or omissions. Measurements are to the internal face of walls unless otherwise stated. Made with MyHome 10/25



