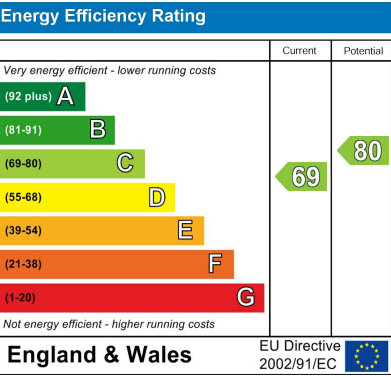


DIRECTIONS

SAT NAV: PE30 3AR



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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ENTRANCE HALLWAY Wood effect floor, stairs to the first floor, under stairs storage area with a door to the cloakroom.	
CLOAKROOM Comprising of a W.C and basin, set within a vanity unit, wood affect flooring, window to side aspect.	5'4 x 3'4 (1.63m x 1.02m)
LOUNGE Fireplace, bay window to front aspect and fitted carpet.	14'4 x 13'0 (4.37m x 3.96m)
FAMILY ROOM Opens up onto the kitchen diner, wood effect flooring, a fireplace and two windows to the side aspect.	13'11 x 12'11 (4.24m x 3.94m)
KITCHEN/DINING ROOM Bright and spacious room with a range of wall base and drawer units with worktop over. Integrated gas hob, dishwasher, and double oven. Large storage cupboard that houses the boiler. Tile effect flooring, French doors to the side aspect leading to the garden and two windows to the rear aspect.	25'10 x 23'5 (max) (7.87m x 7.14m (max))
UTILITY ROOM Tile effect flooring following through from the kitchen diner. Worktop with undercounter units and a one bowl sink.	8'11 x 5'0 (2.72m x 1.52m)
LANDING Fitted carpet, large cupboard, window to the front loft aspect.	
BEDROOM ONE Fitted carpet, double radiator and window to the rear.	14'0 x 12'11 (4.27m x 3.94m)
BEDROOM TWO Fitted carpet, double radiator and window to the front aspect.	13'0 x 12'5 (3.96m x 3.78m)
BEDROOM THREE Fitted carpet, double radiator, window to the rear aspect.	10'7 x 7'10 (3.23m x 2.39m)
BATHROOM Four piece suite comprising of a double shower enclosure with thermostatic mixer, W.C and hand wash basin are in set within a vanity unit. Bath with shower taps attached. Vinyl flooring. Column style radiator. Window to the rear aspect. Extractor fan.	10'3 x 5'8 (3.12m x 1.73m)
FRONT GARDEN A low brick wall, gravel driveway double wooden gate to the side. Storm porch to the front.	
REAR GARDEN The rear garden is enclosed to the side. Gravel driveway that leads to the double wooden gates which is securing a larger gravel area for parking. Lawn area with artificial grass to the side. Patio, another gravel area and a timber frame shed.	
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.	

NO UPWARD CHAIN Situated on the ever popular Wootton Road in of King's Lynn, Norfolk, this impressive detached house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample areas for relaxation and entertainment. As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by contemporary downlighters that illuminate the open-plan kitchen diner. Downstairs is complimented by underfloor heating throughout with each room benefitting its own thermostatic controls. The stylish layout not only promotes a sense of togetherness but also allows for easy access to the garden, making it perfect for alfresco dining or enjoying a morning coffee in the fresh air. The walled garden features low-maintenance artificial grass, creating a serene outdoor space that can be enjoyed year-round without the hassle of upkeep. The four-piece suite bathroom adds a touch of luxury, providing a tranquil retreat for unwinding after a long day. Additionally, the property offers parking for multiple vehicles, ensuring convenience for residents. This modern home is not just a place to live; it is a lifestyle choice that combines comfort, style, and practicality in a desirable location. Whether you are looking to settle down or invest, this property is a must-see.



