

DIRECTIONS

SAT NAV: PE30 3AR

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

"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.

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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.

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.



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263 Wootton Road King's Lynn PE30 3AR

IMPRESSIVE THREE BEDROOM DETACHED HOUSE WITH REAR GARDEN AND DRIVEWAY PARKING

King's Lynn

Freehold

**Offers in excess of
£350,000**

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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.

LOUNGE

Fireplace, bay window to front aspect and fitted carpet.

FAMILY ROOM

Opens up onto the kitchen diner, wood effect flooring, a fireplace and two windows to the side aspect.

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.

UTILITY ROOM

Tile effect flooring following through from the kitchen diner. Worktop with undercounter units and a one bowl sink.

LANDING

Fitted carpet, large cupboard, window to the front loft aspect.

BEDROOM ONE

Fitted carpet, double radiator and window to the rear.

BEDROOM TWO

Fitted carpet, double radiator and window to the front aspect.

BEDROOM THREE

Fitted carpet, double radiator, window to the rear aspect.

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.

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.

5'4 x 3'4 (1.63m x 1.02m)

14'4 x 13'0 (4.37m x 3.96m)

13'11 x 12'11 (4.24m x 3.94m)

25'10 x 23'5 (max) (7.87m x 7.14m (max))

8'11 x 5'0 (2.72m x 1.52m)

14'0 x 12'11 (4.27m x 3.94m)

13'0 x 12'5 (3.96m x 3.78m)

10'7 x 7'10 (3.23m x 2.39m)

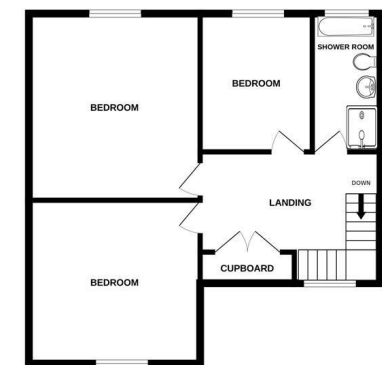
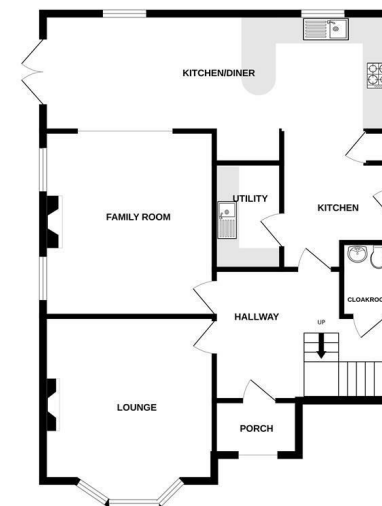
10'3 x 5'8 (3.12m x 1.73m)



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.

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