

DIRECTIONS

SAT NAV: PE30 3JR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D	57		
(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.

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.



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6 Beech Avenue South Wootton King's Lynn PE30 3JR

SPACIOUS DETACHED THREE BEDROOM HOUSE WITH DOUBLE GARAGE

King's Lynn

£350,000 Freehold

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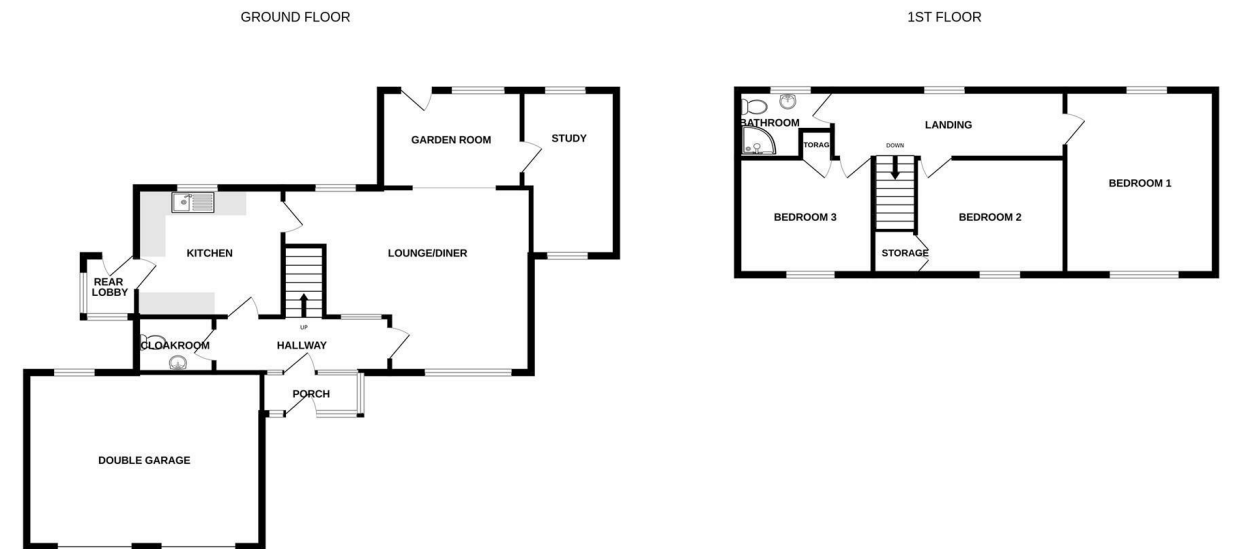




PORCH Tiled flooring, double aspect windows to front, personnel door to garage and internal door.	11'10 x 3'07 (3.61m x 1.09m)
ENTRANCE HALL Fitted carpet, single radiator, feature obscured glass into dining room, stairs to first floor.	16'10 x 4'02 (5.13m x 1.27m)
CLOAKROOM Hand wash basin, W.C, obscured window to side. Fitted carpet,	
KITCHEN Fitted kitchen with wall mounted, base and drawer units with worktop over, integrated fridge/freezer, sink with large window to rear garden, single radiator, side door to conservatory, integrated dishwasher, storage/pantry cupboard. Vinyl flooring.	11'11 x 10'06 (3.63m x 3.20m)
REAR PORCH / CONSERVATORY Tiled flooring, triple aspect windows and door to garden, electric point.	5'04 x 4'07 (1.63m x 1.40m)
DINING ROOM / LOUNGE Open plan layout. Fitted carpet with parquet underlay, large window to front and rear, open brick fireplace, double radiator.	20'02 x 15'01 (6.15m x 4.60m)
GARDEN ROOM Wooden parquet flooring, windows and door to rear garden, double radiator.	11'08 x 7'06 (3.56m x 2.29m)
STUDY Fitted carpet, double radiator, windows to rear and front.	13'02 x 7'01 (4.01m x 2.16m)
LANDING Fitted carpet, window to rear, leading to all rooms, loft access.	
MASTER BEDROOM Fitted carpet, double radiator, windows to front and rear aspect, built in corner storage cupboards.	15'01 x 12'01 (4.60m x 3.68m)
BEDROOM TWO Fitted carpet, double radiator, window to front, airing cupboard	12'01 x 8'10 (3.68m x 2.69m)
BEDROOM THREE Fitted carpet, double radiator, window to front, built in storage cupboard.	11'11 x 8'11 (3.63m x 2.72m)
SHOWER ROOM Three piece suite comprising of hand wash basin with vanity unit, W.C, walk-in corner shower enclosure. Laminate flooring, heated towel rail and obscured window to rear,	8'05 x 5'11 (2.57m x 1.80m)
DOUBLE GARAGE Dual open and over garage doors, lighting and power supply	19'04 x 17'03 (5.89m x 5.26m)
REAR GARDEN Mainly laid to lawn with a variety of shrubs trees and plants. Well maintained and landscaped with neatly cut hedging. Brick weave border and seating area.	
FRONT OF PROPERTY Mainly laid to lawn with borders well stocked with shrubs, trees and flowers. Driveway leading to double garage and providing parking for multiple vehicles.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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SOLD PRIOR TO MARKETING VIA OUR EARLY ACCESS PROPERTY LAUNCHES - CONTACT US SO YOU GET TO HEAR ABOUT OUR NEW LISTINGS BEFORE ANYONE

Nestled on Beech Avenue in the charming area of South Wootton, this delightful detached house presents a wonderful opportunity for those seeking a spacious family home. With three reception rooms, including a garden room, study, and a lounge diner, the ground floor offers a practical layout that is perfect for both entertaining and everyday living. The abundance of natural light that floods these rooms creates a warm and inviting atmosphere. The property features three comfortable bedrooms, providing ample space for family or guests. A modern shower room adds a touch of contemporary convenience to the home. While the house is already a lovely space, it would benefit from some modernization, allowing you to put your personal stamp on it and create the perfect living environment. Outside, the property boasts a generous garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a double garage provides valuable storage space or the potential for a workshop. This home is not just a property; it is a canvas for your vision, set in a peaceful neighbourhood that offers a blend of tranquillity and accessibility. With its spacious layout and potential for enhancement, this house is a fantastic opportunity for anyone looking to create their dream home in South Wootton with plenty of essential amenities close by.



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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