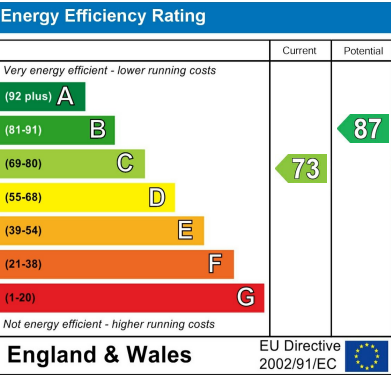


DIRECTIONS

SAT NAV: PE30 3RN



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.



brittons
estate agents

www.brittons.net



19 Ryelands Road North Wootton King's Lynn PE30 3RN

SEMI DETACHED THREE BEDROOM HOUSE WITH GARAGE AND REAR GARDEN

King's Lynn

£210,000 Freehold

01553 692828
sales@brittons.net





NORTH WOOTTON

North Wootton combines village charm with everyday convenience, making it one of the most sought-after locations on the northern edge of King's Lynn. Everything you need is close at hand, from a primary school, GP surgery, convenience store, church, village hall, local pub, garage, and the West Norfolk Rugby Club. At the heart of the community is a spacious park shared with neighbouring South Wootton – perfect for family days out, dog walks, picnics, and outdoor recreation. The village hall is a real community hub, hosting everything from fitness classes and coffee mornings to a popular monthly market where you can browse local produce and support independent businesses. Whether you're commuting, exploring, or simply enjoying the local area, North Wootton is well connected with regular bus services and cycle routes into King's Lynn. Better still, you're just a short drive from the stunning Norfolk coastline, beautiful countryside, and all the shopping, dining, and leisure facilities the town has to offer – giving you the best of both village life and modern convenience.

ENTRANCE PORCH

Laminate flooring, double aspect windows to front, door to lounge.

LOUNGE

Fitted carpet, window to front aspect, double radiator, electric fireplace, stairs to first floor.

14'10 x 13'10 (4.52m x 4.22m)

KITCHEN / DINING ROOM

Range of wall-mounted, base and drawer units, space for oven, stainless steel sink, space and plumbing for washing machine, boiler. Vinyl flooring, double radiator, door and windows to rear garden.

14'10 x 9'06 (4.52m x 2.90m)

LANDING

Fitted carpet, doors to all bedrooms and bathroom, loft access.

BEDROOM ONE

Fitted carpet, window to front aspect, double radiator, built-in wardrobes.

10'01 x 8'01 (3.07m x 2.46m)

BEDROOM TWO

Laminate flooring, window to rear aspect, double radiator.

11'04 x 8'01 (3.45m x 2.46m)

BEDROOM THREE

Fitted carpet, window to front aspect, double radiator.

7'06 x 6'05 (2.29m x 1.96m)

BATHROOM

Three piece suite comprising of hand wash basin, W.C, fitted bath, double radiator, obscured window to rear aspect, towel cupboard. Vinyl flooring.

6'07 x 6'05 (2.01m x 1.96m)

REAR OF PROPERTY

Enclosed garden with mainly laid to lawn and patio, side gate.

IMPORTANT INFORMATION

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: 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.

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

Nestled on Ryelands Road in the charming village of North Wootton, King's Lynn, this semi-detached house presents an excellent opportunity for both investors and first-time buyers. The property boasts a welcoming porch that leads into a spacious lounge, providing a comfortable area for relaxation and socialising. The well-designed kitchen flows seamlessly from the lounge and offers ample space for a dining table, making it perfect for family meals or entertaining guests. The property features three inviting bedrooms, with the first bedroom benefiting from built-in wardrobes, providing convenient storage solutions. One of the standout features of this home is the well-maintained rear garden, which is fully enclosed, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. This property is not only a delightful home but also an attractive investment opportunity, given its previous rental history. With its ideal location and practical layout, this semi-detached house is sure to appeal to a variety of buyers looking to make their mark in the property market. Don't miss the chance to view this lovely home in North Wootton.

GROUND FLOOR

1ST FLOOR

