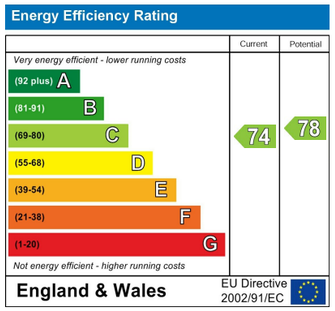
DIRECTIONS

SATNAV: PE30 3RS



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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10 The Howards North Wootton King's Lynn PE30 3RS

WELL PRESENTED THREE BEDROOM DETACHED CHALET BUNGALOW WITH GARAGE

King's Lynn **£450,000 Freehold**

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ENTRANCE HALL
Fitted carpet, stairs to first floor, door to W,C, lounge and Bedroom One, understair storage cupboard and airing cupboard.

LOUNGE 21'1" x 19'6" (6.43m x 5.94m)
L shaped, fitted carpet, three double radiators, windows to front and rear, feature fireplace.

CONSERVATORY 9'6" x 7'4" (2.90m x 2.24m)
Tiled flooring, triple aspect views of garden, french doors to garden.

KITCHEN/DINER 13'4" x 12'11" (4.06m x 3.94m)
Vinyl flooring, double radiator, window to rear garden with scenic view, range of wall-mounted base and drawer units, stainless steel sink with drainer, space for range cooker, under counter space for fridge and dishwasher.

UTILITY ROOM 9'2" x 5'6" (2.79m x 1.68m)
Vinyl flooring, double radiator, window to side and door to rear garden, base units with stainless steel sink and countertop, storage cupboard.

W C
Fitted carpet, obscured window to side aspect, double radiator, built in storage cupboard, hand wash basin, W.C.

BEDROOM ONE 13'5" x 11'3" (4.09m x 3.43m)
Fitted carpet, window to front aspect, double radiator, door to:

WALK-IN WARDROBE AND ENSUITE
Fitted carpet, W.C, hand wash basin, shower, window to side aspect.

LANDING
Fitted carpet, doors to bedroom two and three and bathroom.

BEDROOM TWO 13'1" x 12'4" (3.99m x 3.76m)
Fitted carpet, window to rear garden, double radiator, eaves access.

BEDROOM THREE 12'4" x 11'5" (3.76m x 3.48m)
Fitted carpet, window to front, double radiator, eaves access.

BATHROOM 6' x 5'9" (1.83m x 1.75m)
Fitted carpet, obscured window to side, W.C, hand wash basin, fitted bath, half-height surround wall tiling.

GARAGE

IMPORTANT INFORMATION
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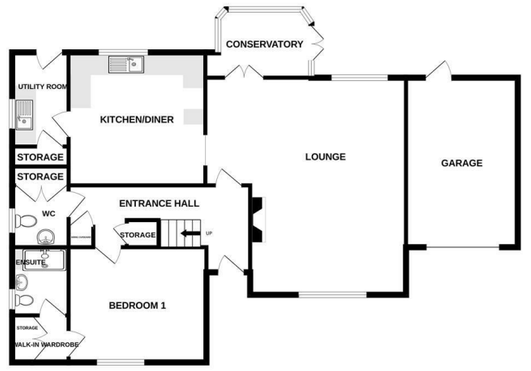
Situated in the highly desirable location of The Howards, North Wootton, King's Lynn, this charming detached chalet bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a bright entrance hall that sets the tone for the rest of the home. The L-shaped lounge is a welcoming space, seamlessly leading into a delightful conservatory, perfect for enjoying the garden views and natural light throughout the year. The kitchen/diner is both functional and inviting, providing an excellent area for family meals and entertaining guests. Additionally, a convenient utility room enhances the practicality of this lovely home.

The property also boasts a garage and a driveway, ensuring ample parking and storage options. The outdoor space is equally appealing, offering a tranquil setting for relaxation and outdoor activities.

At the rear of the property, you'll find a peaceful outdoor haven featuring a well-maintained lawn and patio area, ideal for relaxing in the summer sun or entertaining family and friends. The standout feature is the beautiful woodland backdrop, providing a sense of privacy and tranquillity that enhances the appeal of this charming home.

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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