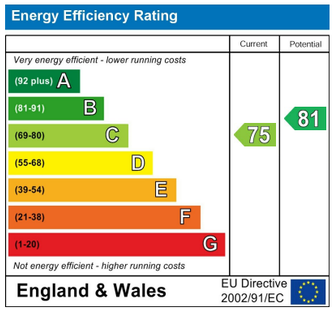
DIRECTIONS

SATNAV: PE30 3UF



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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4 Rainsthorpe South Wootton King's Lynn PE30 3UF

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE

King's Lynn **£265,000 Freehold**

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SOUTH WOOTTON
Perfectly positioned within the highly desirable village of South Wootton, this property enjoys an enviable setting that effortlessly combines the tranquillity of village living with the convenience of excellent local amenities. Highly regarded by families, the area is served by well-respected infant and junior schools, with a selection of secondary schools and independent education available in nearby King's Lynn. Everyday essentials are within easy reach, including supermarkets, a pharmacy, cafés, local shops and healthcare facilities, while the vibrant market town of King's Lynn offers an extensive range of shopping, leisure and dining opportunities just a short drive away. For those commuting, the location is exceptionally well connected, with swift access to the A47 and King's Lynn railway station, providing direct services to Cambridge and London King's Cross. The surrounding area is renowned for its beautiful Norfolk countryside, scenic woodland and riverside walks, with the Royal Sandringham Estate and the stunning North Norfolk coastline both within easy reach, offering an exceptional lifestyle that balances convenience, natural beauty and a strong sense of community.

PORCH
Fitted carpet, door to entrance hall and door to garage, single garage.

ENTRANCE HALL
Fitted carpet, single radiator, stairs to first floor, door to lounge.

LOUNGE 13'03" x 12'02" (4.04m x 3.71m)
Fitted carpet, single radiator, window to front aspect, opening to kitchen/dining room.

KITCHEN/DINER 15'08" x 9'11" (4.78m x 3.02m)
Laminate flooring, double radiator, wall panelling, range of wall-mounted, base and drawer units, stainless steel sink., opening to garden room, space and plumbing for dishwasher, pantry cupboard.

GARDEN ROOM 13'02" x 9'09" (4.01m x 2.97m)
Fitted carpet, double radiator, French doors to rear garden, VELUX skylights, windows to rear aspect.

UTILITY ROOM 8'10" x 5'01" (2.69m x 1.55m)
Tiled flooring, wall-mounted units, door and window to rear garden, cloakroom, space and plumbing for washing machine.

LANDING
Fitted carpet, storage cupboard, doors to all rooms, loft access, acoustic panel wall.

BEDROOM ONE 12'01" x 9' (3.68m x 2.74m)
Fitted carpet, window to front aspect, built-in wardrobe, single radiator.

BEDROOM TWO 9'01" x 9' (2.77m x 2.74m)
Fitted carpet, window to rear aspect, single radiator.

BEDROOM THREE 7'11" x 6'06" (2.41m x 1.98m)
Fitted carpet, window to front aspect, single radiator.

BATHROOM 6'05" x 5'11" (1.96m x 1.80m)
Vinyl flooring, three piece suite comprising of hand wash basin, W.C, fitted bath with shower, obscured window to rear aspect, heated towel rail.

GARAGE 17'02" x 9'01" (5.23m x 2.77m)
Door to front porch and door to utility room, lighting and power supply, up and over garage door.

GARDEN
Fully enclosed and made up of wooden decking, laid to lawn and patio area.

IMPORTANT INFORMATION
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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

Nestled in the charming area of Rainsthorpe, South Wootton, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and practicality. Upon entering, you will find an inviting lounge that provide ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The property boasts three spacious bedrooms, perfect for families or those seeking extra room for guests or a home office.

One of the standout features of this home is the integral garage, providing convenient access and additional storage options. The utility room adds to the practicality of the space, making laundry and household chores more manageable. Furthermore, the garden room offers a serene spot to unwind, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

This semi-detached house is not only a wonderful living space but also a fantastic opportunity for those looking to settle in a friendly community. With its excellent location in King's Lynn, you will have access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Don't miss the chance to make this lovely property your new home.



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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