

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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 Daffodil Drive South Wootton King's Lynn PE30 3FQ

**THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH DRIVEWAY IN
POPULAR LOCATION**

King's Lynn

£325,000 Freehold

01553 692828
sales@britttons.net





ENTRANCE HALL	
LOUNGE	13'1 x 11'1 (3.99m x 3.38m)
W C	
STORAGE CUPBOARD	
KITCHEN DINER	16'3 x 13'5 (4.95m x 4.09m)
BEDROOM ONE	13'1 x 9'1 (3.99m x 2.77m)
ENSUITE	
BATHROOM	
BEDROOM TWO	9'7 x 8'4 (2.92m x 2.54m)
BEDROOM THREE	8'4 x 6'3 (2.54m x 1.91m)

REAR OF PROPERTY
Large patio area ideal for seating and as a social area, further to this is laid to lawn, with a woodchip area to the end of the garden. Timber 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.

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Welcome to this modern and well-presented semi-detached family home located on the Lavender Fields development in South Wootton. Built in 2024, this property offers a contemporary living experience, perfect for families seeking comfort and style. As you enter, you are greeted by a spacious and bright entrance hall that leads into a generous front aspect lounge, ideal for relaxation and entertaining. The open-plan kitchen diner is a standout feature, providing a welcoming space for family meals and gatherings. This area is complemented by a useful storage cupboard and a convenient W.C., enhancing the practicality of the home. The property boasts three well-appointed bedrooms, with the first bedroom featuring an ensuite shower room and a storage cupboard, ensuring privacy and convenience. The third bedroom is currently utilized as a dressing room, offering flexibility to suit your lifestyle needs. The family bathroom is fitted with a modern three piece suite, including an over bath shower. Outside, the rear garden is a delightful retreat, complete with a patio area for al fresco dining, a well-maintained lawn, and a woodchip play area, making it perfect for children to play and for family gatherings. Situated in a sought-after area, this home is not only modern and stylish but also conveniently located near local amenities and transport links. This property is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a contemporary family home. Don't miss the chance to make this lovely house your new home.





