

DIRECTIONS

SATNAV: PE30 3QT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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7, Sandringham Crescent North Wootton King's Lynn PE30 3QT

FOUR BEDROOM DETACHED CHALET WITH DETACHED GARAGE

King's Lynn

£325,000 Freehold

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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 HALL Laminate flooring, storage cupboard, doors to all rooms, stairs to first floor with window to rear aspect, single radiator.	
KITCHEN Tiled flooring, window to rear aspect, range of wall-mounted base and drawer units, integrated induction hob and electric oven, integrated dishwasher, large sink with drainer, space and plumbing for washing machine.	10'8" x 8'9" (3.25m x 2.67m)
DINING ROOM Laminate flooring, opening to lounge, french doors to rear garden, double radiator.	10'9" x 10' (3.28m x 3.05m)
LOUNGE Fitted carpet, double radiator, large window to front aspect, electric fireplace, opening to dining room.	14'4" x 12'7" (4.37m x 3.84m)
BEDROOM FOUR / STUDY Fitted carpet, window to front aspect, double radiator.	10'11 x 9'8" (3.33m x 2.95m)
LANDING Fitted carpet, doors to all rooms, window to side aspect, single radiator.	
BEDROOM ONE Fitted carpet, window to front access, fitted wardrobe and airing cupboard, double radiator.	14'6" x 10'1" (4.42m x 3.07m)
BEDROOM TWO Fitted carpet, window to front aspect, double radiator.	11'9" x 8'3" (3.58m x 2.51m)
BEDROOM THREE Fitted carpet, windows to side and front aspect, double radiator.	11'7" x 6'7" (3.53m x 2.01m)
BATHROOM Vinyl flooring, heated towel rail, fitted bath with electric shower, W.C, porcelain sink with on worktop with vanity units, extractor fan, obscured window to rear aspect.	9'11" x 4'8" (3.02m x 1.42m)
GARAGE Detached garage, concrete flooring, up and over garage door, lighting and power supply, window and personnel door to rear garden.	20'7" x 8'6" (6.27m x 2.59m)

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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.

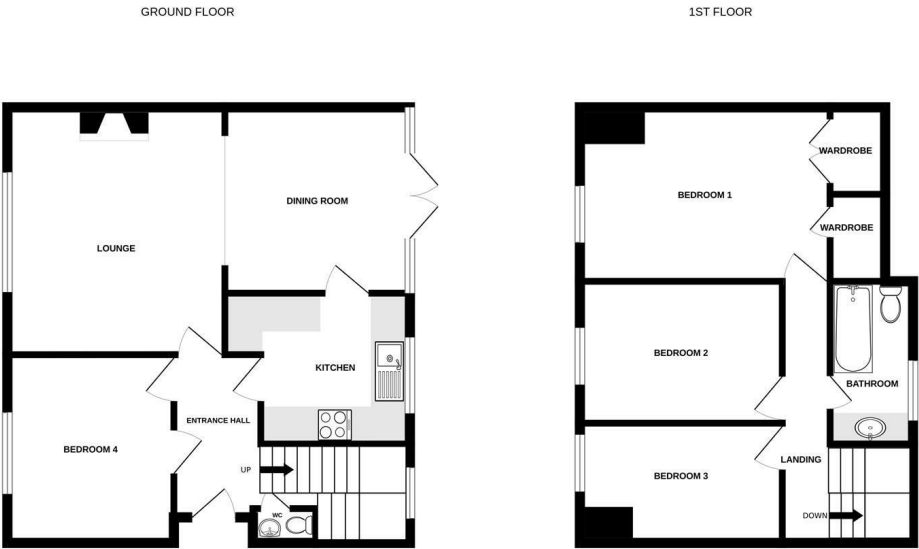
Nestled in the charming area of North Wootton, King's Lynn, this delightful four-bedroom detached chalet on Sandringham Crescent offers a perfect blend of comfort and space.

As you enter, you are greeted by a spacious hallway that leads to an inviting open-plan lounge and dining room, ideal for both relaxation and entertaining. The two reception rooms provide ample space for family gatherings or quiet evenings at home. The large windows allow natural light to flood the rooms, creating a warm and welcoming atmosphere.

The property features four bedrooms, providing plenty of room for family or guests. The bathroom is conveniently located to serve the three upstairs bedrooms.

Outside, you will find a large rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The front of the property offers lovely views of the green, enhancing the tranquil setting. Additionally, the property includes a garage, carport, and private drive, providing ample parking and storage options.

This chalet is not just a house; it is a home that offers a peaceful lifestyle in a desirable location. With its beautiful surroundings, it is an excellent opportunity for families or anyone seeking a serene retreat. Do not miss the chance to make this charming property your own.



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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