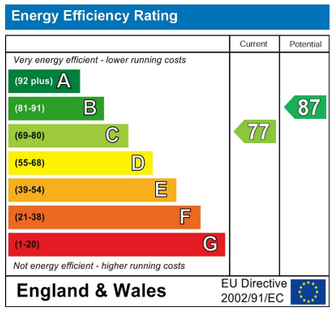
DIRECTIONS

SATNAV: PE30 3PE



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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BEAUTIFULLY PRESENTED FOUR BEDROOM HOUSE WITH GARAGE AND DRIVEWAY

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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.

ENTRANCE HALL 18'6" x 7'2" (5.64m x 2.18m)
Wooden flooring, radiator, understairs cupboard, doors to Lounge and kitchen/diner, stairs up.

LOUNGE 14'8" x 11' (4.47m x 3.35m)
Wooden flooring, radiator, window to front aspect.

KITCHEN DINER 28'1" max x 21'4" max (8.56m max x 6.50m max)
Wooden flooring, radiators, windows to front and rear aspect, door to rear, integrated dish washer, double oven, halogen hob, fridge freezer and washing machine.

LIVING ROOM 15'2" x 12'11" (4.62m x 3.94m)
Laminate flooring, radiator, French doors to rear, integrated bar area with sink.

LANDING
Carpeted, storage cupboard, doors to all bedrooms and bathroom, access to loft.

BEDROOM ONE 11'3" x 9'6" (3.43m x 2.90m)
Carpeted, two fitted wardrobes, window to front aspect.

ENSUITE 7'1" x 6' (2.16m x 1.83m)
Shower, Sink and WC.

BEDROOM TWO 10'11" x 10'2" (3.33m x 3.10m)
Carpeted, fitted wardrobe, window to front aspect.

BEDROOM THREE 10'2 x 10' x 10' (3.10m x 3.05m x 3.05m)
Carpeted, window to rear aspect.

BEDROOM FOUR 9'5" x 7'8" (2.87m x 2.34m)
Carpeted, window to rear aspect.

BATHROOM 9'7" x 5'6" (2.92m x 1.68m)
Wooden flooring, corner bath, sink, WC, window to rear aspect.

GARAGE 15'11" x 14'1" (4.85m x 4.29m)
Built in cupboards and side unit, folding doors to front and rear. could be used as a studio.

REAR GARDEN
Fully enclosed rear garden, low maintenance artificial lawn with patio area and garden room.

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

Situated on Deas Road in the charming area of South Wootton, King's Lynn, this delightful four-bedroom detached house offers a perfect blend of modern living and comfort. The property boasts a contemporary design and is ideal for families seeking a spacious home.

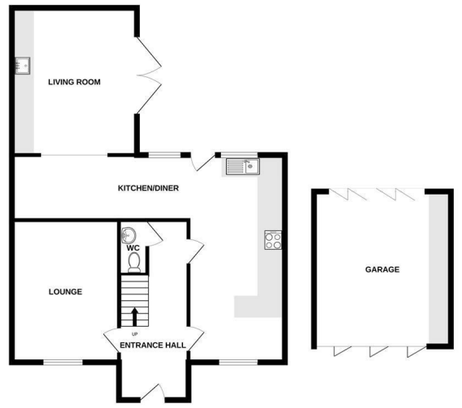
The open-plan kitchen diner is a highlight, providing a wonderful space for family gatherings and entertaining guests. The separate lounge at the front of the house offers a cosy retreat, while the living room at the rear features an integrated bar, perfect for hosting social occasions.

The property comprises four well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

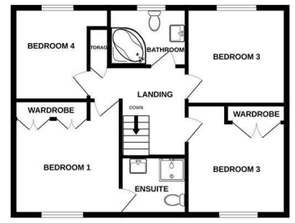
Outside, the low-maintenance garden is designed for ease of care, allowing you to spend more time enjoying your home. The garage offers excellent versatility and could readily be adapted for use as a home office, gym, studio, workshop or other practical space, depending on your needs.

Conveniently located close to local amenities, this home offers both tranquility and accessibility. Whether you are looking for a family home or a property with potential for personalisation, this detached house on Deas Road is a splendid choice. Don't miss the opportunity to make this wonderful property your own.

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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