



Elmhurst Drive  
South Wootton PE30 3LA

**BROWN & CO**



## Elmhurst Drive, South Wootton PE30 3LA

Refurbished & Extended Detached Bungalow

Large Open Plan Living Space

Three Bedrooms

Attractive South Facing Garden

Sought After Location

Main Station to Ely, Cambridge & London Approx 3 Miles



### INTRODUCTION

Brown&Co offers a refurbished and enlarged, detached bungalow close to the centre of South Wootton, one of the areas most desirable villages. The property which was extended to the rear offers a large open plan living space with direct access in to an attractive south facing garden. The property is offered in superb condition and offers modern living accommodation on one level and easy access to King's Lynn's wide variety of amenities including supermarkets, gyms, shopping centre and mainline station to Ely, Cambridge and London.

### LOCATION

The property is situated on Elmhurst Drive, a private road where property is seldom available located just off Nursery Lane, one of the most sought after locations in the village. The road is a cul-de-sac with no passing traffic other than residents and at the end of the road is the village green and pond, The Swan pub and short paths to the local schooling.

North and South Wootton are one of West Norfolk's most desirable villages known for its strong community and laid-back village which is also close to the town and amenities of King's Lynn including mainline train station to Ely, Cambridge and London which is only 2.5 miles from the property. The villages have greens,

duck pond and local well supported public houses alongside three infant and junior schools and golf club. The area is also on the edge of the Sandringham Royal Estate with the visitor centre just a short drive about ten minutes. Beyond this, the Norfolk coast awaits, as well as Norwich, Cambridge and Peterborough all being under one hour drive.

### THE PROPERTY

The property has a storm porch entrance, hallway and doors to the three bedrooms and bathroom. A further door leads to the kitchen and then to the spacious open plan sitting room and dining room. In addition to the family bathroom there is a large en-suite with walk-in shower that can be accessed by two of the bedrooms.

Outside the plot is impressive with ample space to the side for parking and gates which lead to more parking and the garage. The garden is landscaped simply with central lawn edged by borders that is an attractive view from the property and easy to maintain. There is a patio that runs along the back of the property where the vendors have added a covered area for entertaining and relaxing which provides useful shade when needs. The garden is south facing.

### SERVICES

Gas central heating, mains drainage, water and electric. None of these services or appliances have been tested by the agent.

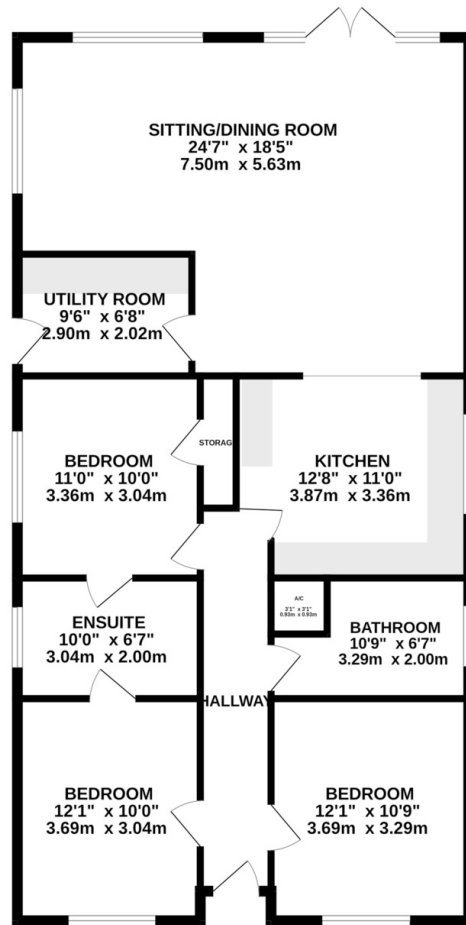
Council Tax Band D.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



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