



Sandbach Road
South Wootton PE30 3FG

BROWN & CO



Sandbach Road, South Wootton PE30 3FG

Highly Desirable Location
3 Bedroom Semi-Detached
Bathroom & En-Suite
Porch Added by Vendor
Orangery
5 Years Old
No Upward Chain
Mainline Station Very Accessible
Must be Viewed to Fully Appreciate



INTRODUCTION

Brown & Co offers a modern (2019) three bedroom semi-detached home on Sandbach Road, South Wootton. The home has been further improved by the owners, who have owned the home from new, with the addition of a porch and orangery garden room. The house is presented in exceptional order and has the added benefit of a garage and ample driveway for parking. The house is offered with no upward chain.

LOCATION

North and South Wootton are one of West Norfolk's most desirable villages known for its strong community and laid-back village life 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 3.5 miles from the property. The villages have greens, duck pond and local well supported public houses alongside three infant and junior schools and gold 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 accommodation comprises; porch, entrance hallway, sitting room, formed opening to a kitchen breakfast room and orangery. There is also a wc and staircase to the first floor. Upstairs there are three bedrooms, a family bathroom, with the master bedroom having an en-suite shower room.

Outside there is a landscaped garden, patio and access to the garage. At the front there is a front garden set with plants and herbs and driveway to the side with parking for two vehicles plus garage.

Inspection is highly recommended, the house is situated in a highly desirable area with direct access to the Woottons schools and public parks without the need to cross roads.

AGENT'S NOTES

There is a maintenance charge for the car park and common areas. Approximately £99 per annum.

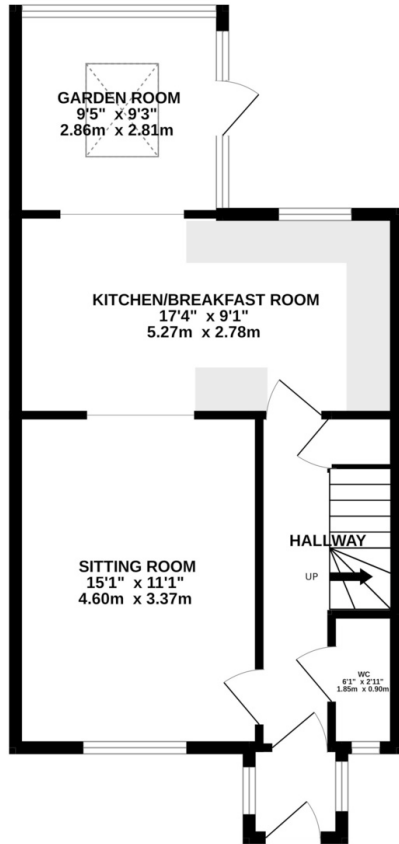
VIEWING PROCEDURE

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

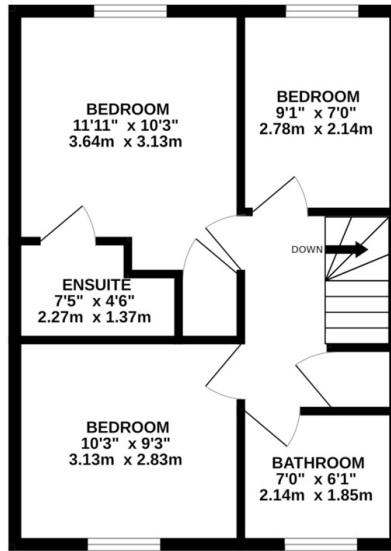
BUYER IDENTITY CHECK

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.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated