

LANDLES



6 Little Walsingham Close | South Wootton | King's Lynn



The link-detached 3 bedroom bungalow situated on a popular cul-de-sac in South Wootton. Favourable East West aspects and convenient for access to local amenities.

Now ready for general refurbishment with No Onward Chain.

Purchase Price £280,000

Folio: L/616ss



- Entrance Hall
- Living Room
- Kitchen
- 3 Bedrooms
- Bathroom



- West Facing Rear Garden
- Garage & Driveway
- Gas Fired Rad CH
- Popular & Convenient Cul-De-Sac Position
- No Onward Chain

South Wootton is a well-established, sought-after residential location situated on the Northern edge of King's Lynn, around 3 miles from the town centre. The area, paired with neighbouring North Wootton, provides a wealth of local amenities including supermarket & mini-market, doctors surgeries, primary schools, village halls, vets and salon. There are various local leisure opportunities on the doorstep including walks in nearby Wootton Park & Woods and King's Lynn Golf Club is only a 5 minute drive away. There is also convenient access to nearby Royal Sandringham and the renowned North Norfolk coastline via the A149. **6 Little Walsingham Close** is a link-detached 3 bedroom bungalow situated on a mature cul-de-sac of similar style properties off St Augustines Way. Although now ready for general updating, the bungalow benefits from existing UPVC double glazing and gas fired radiator central heating. Externally, the rear garden has a bright West facing rear aspect with the front offering ample off-road parking for several vehicles and access to the garage. Offered to the market with No Onward Chain, the accommodation comprises;

Entrance Hall

With UPVC double glazed entrance door, radiator, room thermostat for CH, BT telephone point and hatch to roof space.

Living Room

20' 9" x 11' 3" (6.32m x 3.43m)

Dual aspect with 2 radiators, television aerial point and serving hatch to the Kitchen.

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

With fitted wall & base units, worktops, stainless steel sink with monobloc tap & drainer, point & space for a washing machine, point & space for a freestanding cooker, tiled surrounds, storage cupboard housing the gas fired boiler & programmer, storage cupboard housing the hot water cylinder, extractor and external side door.

Bedroom 1

13' 2" x 9' 5" (4.01m x 2.87m)

With radiator.

Bedroom 2

10' 11" x 9' 1" (3.33m x 2.77m)

With radiator.

Bedroom 3

9' 5" x 6' 6" (2.87m x 1.98m)

With radiator.

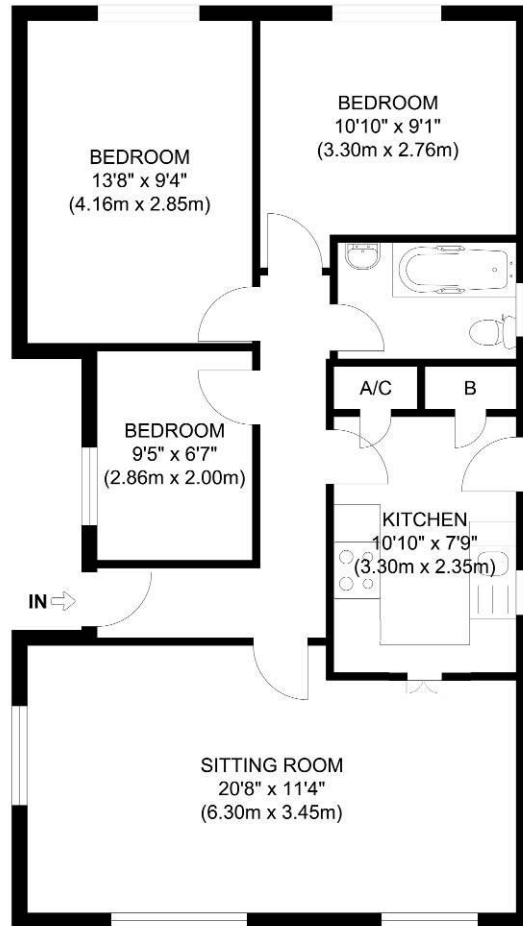
Bathroom

7' 8" x 5' (2.34m x 1.52m)

With low level WC, pedestal hand basin, panelled bath with electric shower over, part tiled walls and radiator.

Outside

The property sits centrally on the plot with a good lawned frontage and concrete driveway running down the side to the **Garage 17' 7" x 9' 4" (5.36m x 2.84m)** with up & over door, personal door, lighting & power. There is a paved pathway to the right-hand side of the bungalow leading to the West facing rear garden.



TOTAL APPROX FLOOR AREA OF HOUSE 742.70 SQ.FT. (69.00 SQ. M.)
6 Little Walsingham Close, South Wootton, King's Lynn, PE30 3TF
 Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,965.49, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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