



**Briar Close, South Wootton, King's Lynn, PE30 3LU**



**welcome to**

**Briar Close, South Wootton, King's Lynn**

William H Brown are delighted to offer to market this deceptively spacious four bedroom detached family home, located in the sought after area of South Wootton. Boasting garage, off road parking and established wrap around gardens, solar panels, viewing is highly recommended.



### **Entrance Porch**

Brick construction with UPVC double glazed door

### **Entrance Hall**

Radiator, Doors to Kitchen, Lounge and Shower room, staircase to first floor, Understairs cupboard

### **Kitchen**

12' 7" max x 11' 11" max ( 3.84m max x 3.63m max )  
Wall and Base Units, Stainless Steel Sink with Mixer tap, Electric Hob with Double Oven, Integrated Dishwasher, Space and Plumbing for Washing Machine, Space for Fridge/Freezer, Window to Rear

### **L Shaped Lounge/Dining Room**

22' x 10' 10" ( 6.71m x 3.30m )  
Fireplace with Marble Hearth and Tiled Surround, UPVC Double Glazed Window to Front, Radiator

### **Dining Room**

22' x 10' 10" ( 6.71m x 3.30m )  
UPVC Double Glazed Window to Front and Rear, Radiators

### **Garden Room**

15' 9" x 8' 1" ( 4.80m x 2.46m )  
Brick Built Construction with UPVC Double Glazed Sliding Patio Doors to Front, Radiator, UPVC Double Glazed Sliding Patio Doors to Rear Garden

### **Ground Floor Shower Room**

Shower, WC, Hand Wash Basin, Extractor, Heated Towel Rail

### **First Floor Landing**

Radiator, Loft Access

### **Bedroom One**

23' x 12' 10" ( 7.01m x 3.91m )  
UPVC Window to Front, Radiator, Built in wardrobes

### **Bedroom Two**

23' max x 10' max ( 7.01m max x 3.05m max )  
UPVC Window to rear, Radiator

### **Bedroom Three**

15' 10" x 8' ( 4.83m x 2.44m )  
UPVC Windows, Radiator

### **Dressing Room**

9' 1" max x 7' 10" max ( 2.77m max x 2.39m max )  
Window to Rear

### **Bedroom Four**

11' 1" x 6' 10" ( 3.38m x 2.08m )  
UPVC Window to Front

### **Bathroom**

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator

### **Outside**

To the front of the property is a well established front garden with a concrete pathway to front door, the garden wraps around the property and is mainly laid to lawn, with a variety of trees and shrubs. Solar panels on the roof. There is also a brick built workshop and a brick building housing the swimming pool.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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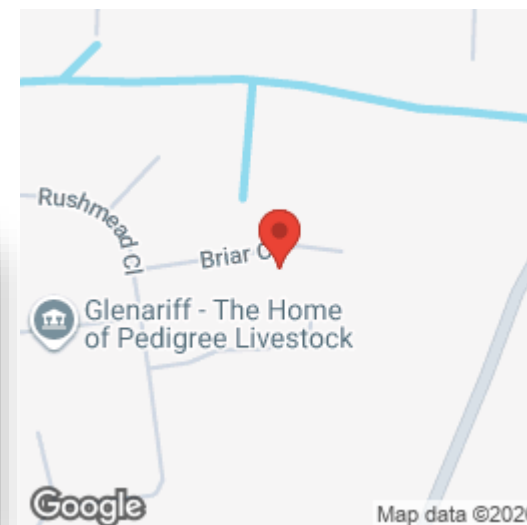
- Detached Home
- Four Bedrooms
- Deceptively Spacious
- Wrap Around Gardens
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£299,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
KLN119495 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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