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COMMERCIAL PROPERTY SURVEYORS & VALUERS  
BUILDING & PARTY WALL SURVEYORS  
ARCHITECTURAL DESIGNERS  
**ESTATE AGENTS**

01553 768187

## 48 Ullswater Avenue, South Wootton, King's Lynn, PE30 3NJ

18592



**\* Detached house \* 4 Bedrooms \* Ensuite \* Extended \*  
\* Garage \* Popular location \***

# £335,000



**ESTATE AGENTS**  
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A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

### **BRIEF DESCRIPTION:**

Set in the popular village of South Wootton is this well-presented, 4 bedroom, detached house. The property offers family accommodation and has been extended by the current owners to offer accommodation which briefly comprises: storm porch with door to the hallway, W.C., a 23ft<sup>2</sup> lounge with feature fireplace and an opening into the superb garden room which has French doors to the garden patio area, kitchen with a range of fitted units which incorporate a fitted Bosch oven, microwave oven and hob, opening into Utility area with wall-mounted boiler and a door to the garage and to the rear garden. To the 1st floor is the family bathroom and 4 well-proportioned bedrooms with the master bedroom measuring a generous 16ft<sup>7</sup> in length which has an ensuite shower room.

Outside to the front is a brick-weave driveway offering private parking and access to the integral garage. A gate at the side leads to the West facing rear garden which offers a good degree of privacy and is beautifully presented being laid mainly to lawn with an array of shrubs and trees to the borders as well as a raised patio area which is ideal for al-fresco dining.

**Council Tax Band: .**

**EPC RATING: D**

### **LOCATION:**

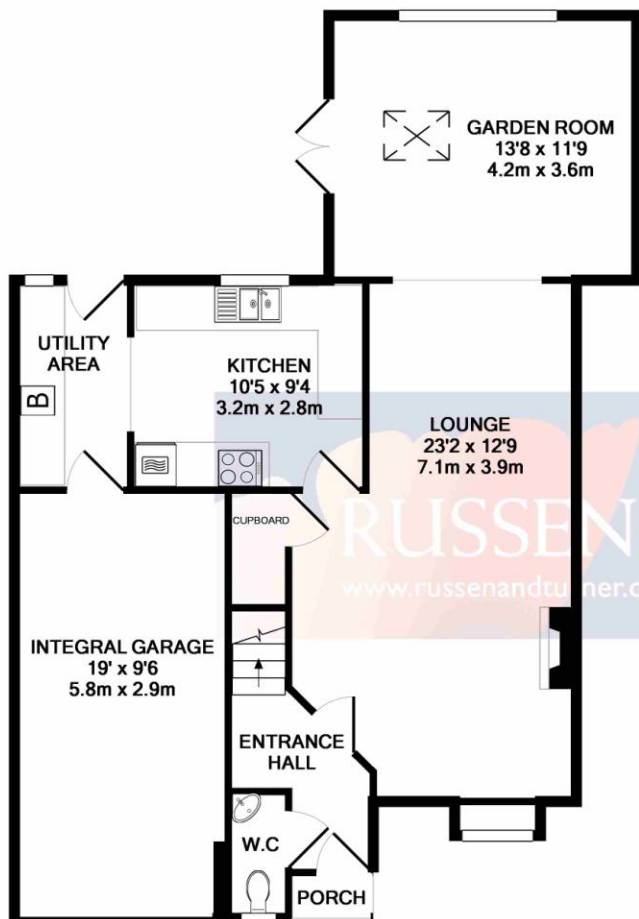
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

### **HOW WE CAN HELP:**

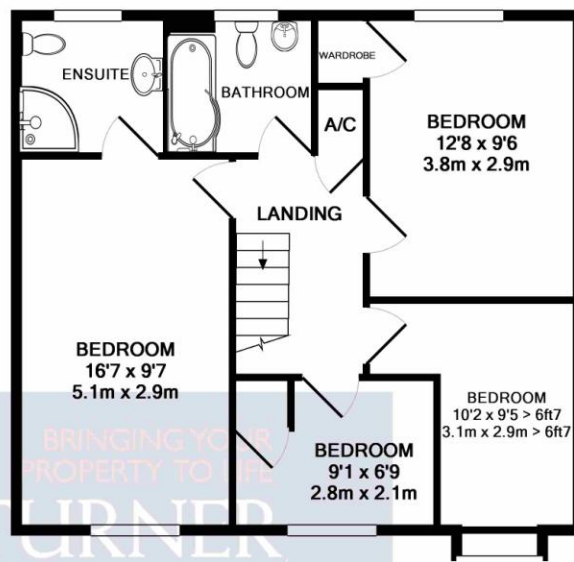
If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.







GROUND FLOOR  
APPROX. FLOOR  
AREA 823 SQ.FT.  
(76.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1395 SQ.FT. (129.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.  
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