





Site East Of 58 Wootton Road, Gaywood, King's Lynn, PE30 4EX

william h brown

welcome to

Site East Of 58 Wootton Road, Gaywood, King's Lynn

Plot 1 - A high specification, Spacious four bed detached house tucked away off Wootton Road. This BRAND NEW home boasts a private driveway with off road parking, en-suite, downstairs WC, separate utility space. No Onward Chain.

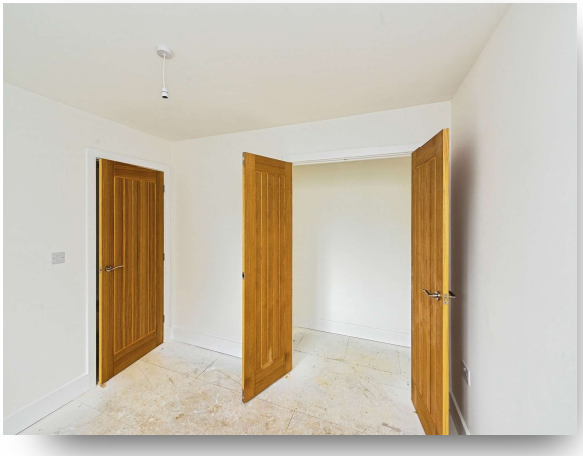












Entrance Hall
Stairs to the first floor. Access to :-

Cloakroom
Low level W.C. Wash hand basin.

Lounge
Double glazed window to the front. Wood burner.

Sitting Room
Double glazed window to the front, open access to: -

Kitchen/ Dining Room
Double doors out to the rear garden, Larder cupboard.

Utility Room
Low level units with sink. Plant room.

First Floor Landing
Storage cupboard

Master Bedroom
Double glazed window to the rear.

Dressing Room
In-build wardrobe.

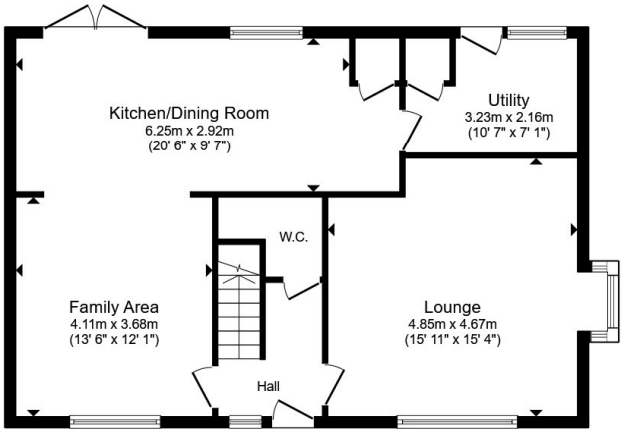
En-Suite
Low level W.C. Wash hand basin, Shower cubicle.

Bedroom Two
In-built wardrobe, double glazed window to the front.

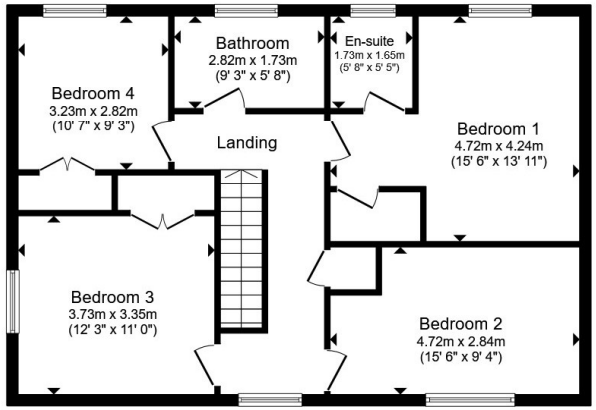
Bedroom Three
Double glazed window to the front

Bedroom Four
In-built wardrobe, double glazed window to the rear.

Family Bathroom
Low level W.C. Wash hand basin, Panelled bath, Shower cubicle.



Ground Floor



First Floor

Total floor area 150.1 m² (1,616 sq.ft.) approx

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.propertybox.io

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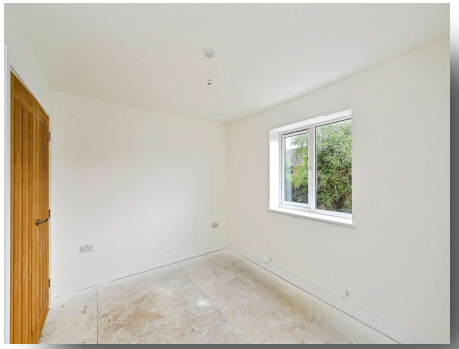
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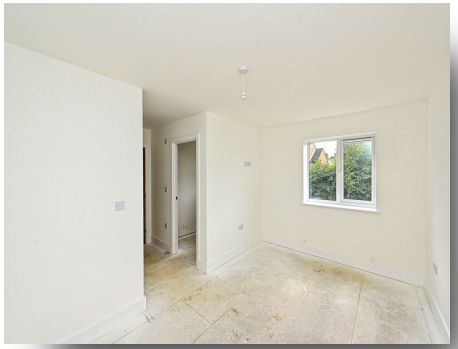
- BRAND NEW BUILD
- Detached House
- Four Bedrooms
- Master Room with Dressing Room
- En-Suite

Tenure: Freehold EPC Rating: Exempt

£499,500









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119255 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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