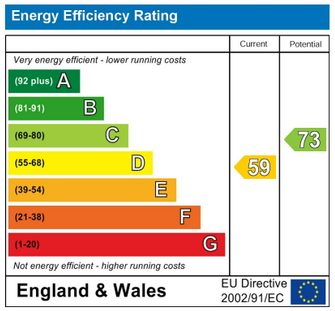
DIRECTIONS

Sat Nav: PE30 3JJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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7 Sycamore Close South Wootton King's Lynn PE30 3JJ

FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY PARKING AND A GARAGE

South Wootton **£325,000 Freehold**

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PORCH 9'7 x 3'4 (2.92m x 1.02m)
Two entrance doors both UPVC.

ENTRANCE HALL 11'10 x 8'11 (3.61m x 2.72m)
Fitted carpet and stairs to the first floor.

KITCHEN 14'4 x 12'10 max (4.37m x 3.91m max)
Range of wall base and drawer units with worktop over. Vinyl flooring. Window to the rear aspect. Inbuilt pantry and access to the side passage.

LOUNGE 19'10 x 14'9 (6.05m x 4.50m)
Fitted carpet with a window to both the front and rear aspect. Sliding patio door to the rear aspect leading to the garden.

DINING ROOM 11'2 x 8'10 (3.40m x 2.69m)
Fitted carpet with a window to the front aspect.

SIDE PASSAGE 19'5 x 4'1 (5.92m x 1.24m)
Side passage enclosed between the kitchen and the garage. Gives access to the downstairs cloakroom and the storeroom/utility room..

STORE ROOM / UTILITY 12'7 x max 12'2 (3.84m x max 3.71m)
Useful room with a window to the side aspect.

CLOAKROOM
Comprising of a W.C and a hand wash basin.

LANDING
Fitted carpet with an airing cupboard and access to the loft.

BEDROOM ONE 11'1 x 10'11 (3.38m x 3.33m)
Fitted carpet, built-in wardrobe, window to the front aspect.

BEDROOM TWO 11'0 x 9'1 (3.35m x 2.77m)
Fitted carpet with a window to the rear aspect and a built-in wardrobe.

BEDROOM THREE 11'1 x 9'6 (3.38m x 2.90m)
Fitted carpet, built-in wardrobe and window to the front aspect.

BEDROOM FOUR 9'6 x 9'1 (2.90m x 2.77m)
Fitted carpet with a window to the rear aspect.

BATHROOM 8'5 x 5'9 (2.57m x 1.75m)
Four piece suite comprising of a hand wash basin set within a vanity unit, WC, bath and shower enclosure with thermostatic mixer. Vinyl flooring and a frosted window to rear aspect.

FRONT OF PROPERTY
Front garden is laid to gravel with a gravel driveway and a decorative patio area. Side gate to an enclosed rear garden. Second side gate leading into covered passage way. Entrance to garage with roller door.

GARDEN
Mainly laid to lawn with a patio area and a decorative shingle area with flowerbeds. Fully enclosed.

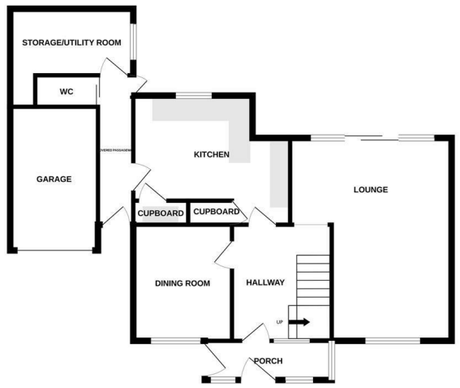
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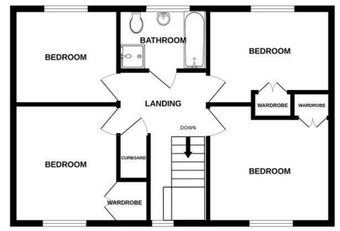
VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help.

Situated in the tranquil Sycamore Close, South Wootton, this charming detached house presents an excellent opportunity for those seeking a spacious family home with great potential. Boasting four generously sized bedrooms, this property is perfect for families or those looking for extra space. As you enter, you are welcomed by a large open hallway leading to two inviting reception rooms that offer ample space for relaxation and entertaining. The bright and airy atmosphere throughout the home is enhanced by large windows, allowing natural light to flood in. The spacious kitchen is a delightful feature, providing a practical area for cooking and family gatherings. Additionally, a useful utility and store room adds to the convenience of daily living. The property includes a well-appointed bathroom, ensuring that morning routines run smoothly for the whole family. The interior, while dated, is a blank canvas ready for someone to infuse their personal style and make it their own. Outside, the well-maintained front and rear gardens offer a lovely outdoor space for children to play or for hosting summer barbecues. The low-maintenance front garden is particularly appealing, allowing you to enjoy the outdoors without the burden of extensive upkeep. With parking available for multiple vehicles, this home is ideally situated in a peaceful neighborhood, making it a perfect retreat while still being close to local amenities. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to transform this spacious property into your dream home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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