

DIRECTIONS

SATNAV: PE30 3TE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	74	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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36 St Augustines Way North Wootton King's Lynn Norfolk PE30 3TE

Exceptional Six-Bedroom Detached Residence with Spectacular Open-Plan Living, Double Garage & Luxury Family Space in Prestigious North Wootton.

King's Lynn

£475,000 Freehold

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sales@brittons.net





ENTRANCE HALL Laminate flooring, single radiator, stairs to first floor, french doors to dining room and door to lounge, understairs storage cupboard.	14'02x6'0 (4.32mx1.83m)
LOUNGE Wood effect flooring, window to front aspect, single radiator, sliding doors to conservatory.	21'05x11'11 (6.53mx3.63m)
DINING ROOM Laminate flooring, door to utility, open to kitchen, double radiator, window to front aspect.	21'05x10'02 (6.53mx3.10m)
KITCHEN Laminate flooring, double radiator, windows to rear garden, French doors to conservatory, door to utility, range of wall-mounted, base and drawer units, stainless steel sink, space for range cooker, extractor hood.	15'10x14'00 (4.83mx4.27m)
UTILITY ROOM Laminate flooring, door and window to rear garden, window to side, wall-mounted base and drawer units, sink, space and plumbing for washing machine, space for tumble drier, door to garage.	23'11x15'07 (max) (7.29mx4.75m (max))
W C Laminate flooring, half height wall tiling, obscured window to side, hand wash basin, W.C.	
CONSERVATORY Tiled flooring, two double radiators, double aspect windows, french doors to rear garden, brick base.	18'03x13'07 (5.56mx4.14m)
BEDROOM ONE Fitted carpet, windows to rear garden, double radiator, en-suite.	15'06x14'00 (4.72mx4.27m)
EN-SUITE Fitted carpet, W.C, hand wash basin, obscured window to side, corner shower enclosure.	
BEDROOM TWO Fitted carpet, single radiator, window to front, built in wardrobes, en-suite	11'04x10'03 (3.45mx3.12m)
EN-SUITE Vinyl flooring, single radiator, obscured window to front, walk-in shower, hand wash basin, W.C.	
BEDROOM THREE Fitted carpet, single radiator, window to rear aspect.	12'02x9'10 (3.71mx3.00m)
BEDROOM FOUR Fitted carpet, window to front aspect, single radiator, built in wardrobe.	10'05x8'02 (3.18mx2.49m)
BEDROOM FIVE Laminate flooring, double radiator, window to front aspect.	15'06x8'11 (4.72mx2.72m)
BEDROOM SIX Fitted carpet, window to rear garden, single radiator.	10'04x6'09 (3.15mx2.06m)
BATHROOM Vinyl flooring, walk in shower, fitted bath, W.C, hand wash basin with vanity unit, obscured window to side	9'04x6'05 (2.84mx1.96m)
DOUBLE GARAGE Lighting and Power, up and over garage door.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

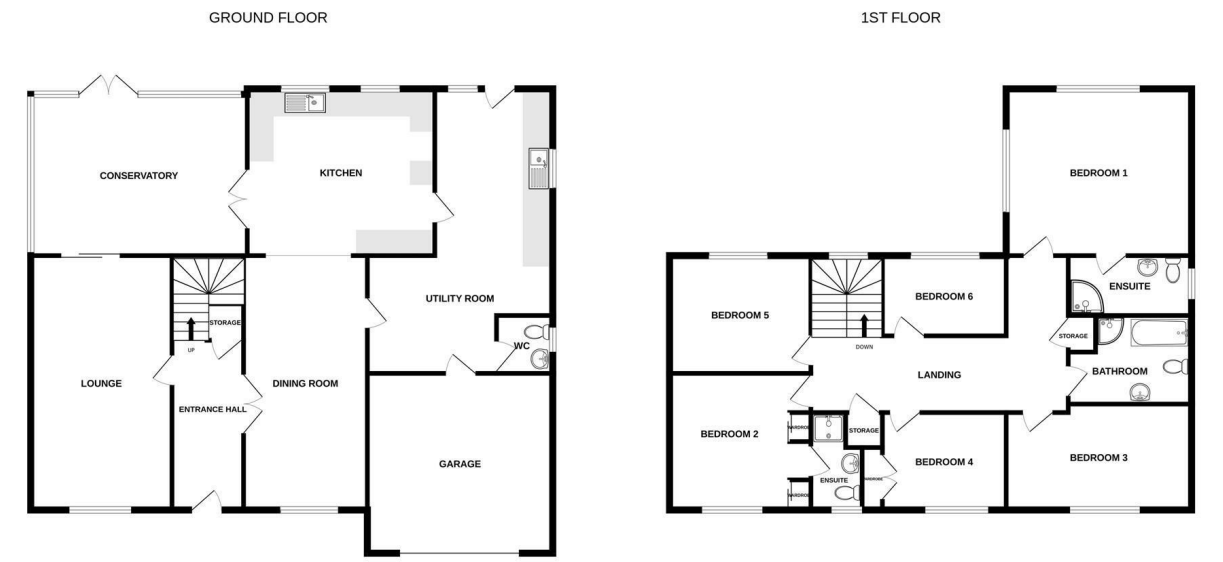


Set within the sought-after St Augustines Way in North Wootton, this exceptional six-bedroom detached residence delivers the perfect balance of luxury, space, and contemporary family living. Beautifully designed and thoughtfully laid out, this stunning home is ideal for growing families and those who love to entertain.

Boasting six generously proportioned bedrooms, including two stylish en-suites, the property offers comfort and privacy in abundance. A sleek family bathroom and convenient downstairs cloakroom ensure practicality for busy modern lifestyles.

At the heart of the home lies a spectacular open-plan kitchen and dining space — a true showstopper designed for both everyday living and memorable gatherings. The well-appointed kitchen provides ample workspace and storage, making it a dream for keen cooks and social hosts alike, while the flowing layout creates a bright and welcoming atmosphere throughout.

The spacious reception areas offer versatility for relaxing, entertaining, or working from home, while the separate utility room adds further convenience. Outside, the double garage and generous parking provide excellent storage and practicality.



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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