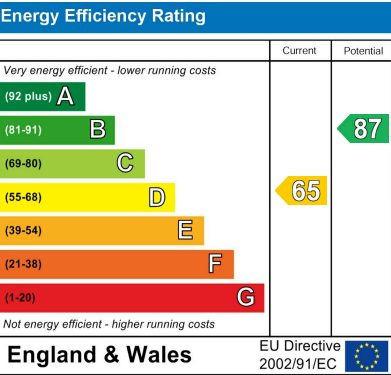


DIRECTIONS

SATNAV: PE30 3QP



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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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11 Bede Close North Wootton King's Lynn PE30 3QP

TWO BEDROOM SEMI-DETACHED HOUSE WITH SEPARATE GARAGE

King's Lynn

£230,000 Freehold

01553 692828
sales@brittons.net





NORTH WOOTTON

North Wootton combines village charm with everyday convenience, making it one of the most sought-after locations on the northern edge of King's Lynn. Everything you need is close at hand, from a primary school, GP surgery, convenience store, church, village hall, local pub, garage, and the West Norfolk Rugby Club. At the heart of the community is a spacious park shared with neighbouring South Wootton – perfect for family days out, dog walks, picnics, and outdoor recreation. The village hall is a real community hub, hosting everything from fitness classes and coffee mornings to a popular monthly market where you can browse local produce and support independent businesses. Whether you're commuting, exploring, or simply enjoying the local area, North Wootton is well connected with regular bus services and cycle routes into King's Lynn. Better still, you're just a short drive from the stunning Norfolk coastline, beautiful countryside, and all the shopping, dining, and leisure facilities the town has to offer – giving you the best of both village life and modern convenience.

PORCH

Carpeted, radiator, door to lounge.

LOUNGE

Carpeted, double radiator, window to front aspect, stairs to first floor, door to dining room.

DINING ROOM

Carpeted, radiator, window to rear, door to kitchen.

KITCHEN

Laminate flooring, single radiator, window to rear, integrated oven and hob, space for fridge/freezer and washing machine, door to garden.

LANDING

Carpeted, radiator, stairs down to lounge, doors to two bedrooms and bathroom, access to loft.

BEDROOM ONE

Carpeted, double radiator, built in wardrobes, window to front aspect.

BEDROOM TWO

Carpeted, radiator, built in cupboard with boiler, window to rear.

BATHROOM

Vinyl flooring, radiator, bath with shower attachment, handbasin and WC, window to rear aspect.

GARAGE

Single garage.

IMPORTANT INFORMATION

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled in the highly desirable area of North Wootton, Norfolk, this charming two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The ground floor also contains a modern kitchen and separate dining room.

The property boasts two well-proportioned bedrooms, providing ample space for a small family or anyone seeking a peaceful retreat.

One of the standout features of this home is the fully enclosed garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. The shared driveway leads to a separate garage, providing additional storage or parking options, which is a valuable asset in this sought-after location.

With local amenities just a stone's throw away, residents will appreciate the convenience of nearby shops, schools, and recreational facilities. This property is not just a house; it is a wonderful opportunity to create a home in a community that is both welcoming and vibrant.

In summary, this semi-detached house on Bede Close is an excellent choice for those looking to settle in a tranquil yet accessible area of King's Lynn. Don't miss the chance to make this delightful property your own.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, distances, rooms and plot area shown are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as proof for any prospective purchaser. The agents, vendors and applicants accept no liability for errors or omissions. Made with Mapbox (2025)



