

LANDLES



4 Spinney Close | South Wootton | King's Lynn



**The link-detached 2 bedroom bungalow residence
well positioned on a popular quiet cul-de-sac
in sought after South Wootton.**

**Close to wide range of
local amenities and Wootton Park.**

No Onward Chain

Purchase Price £340,000

Folio: S/899ts



- Porch & Entrance Hall
- Living Room
- Kitchen / Diner
- Conservatory
- 2 Double Bedrooms
- Modern Wetroom & Sep WC



- Attached Garage
- Well Kept Gardens & Driveway
- Gas Rad CH & Double Glazing
- Sought After Cul-de-Sac
- No Onward Chain

Situated around 4 miles to the North of King's Lynn, **South Wootton** is one of the prime residential locations in the area offering residents a wide range of amenities. Along with neighbouring North Wootton, the amenities provided include mini-market, post office, vets, doctors surgery, public house, local churches and village halls. Wootton Park is popular with local residents for walks along with Wootton woods and the nearby conservation village of Castle Rising. King's Lynn Golf Club is only a 5 minute drive from the property with Royal Sandringham and the West Norfolk coastline renowned for its broad beaches is also only a short drive. Further amenities can be found in King's Lynn, both in the centre and on the Hardwick Retail Park offering a range of national retailers and large supermarkets. King's Lynn is fortunate to benefit from a mainline railway to London Kings Cross via Ely and Cambridge along with good road links to the nearby cities of Norwich & Peterborough, both around 1 hour. Offered to the market with No Onward Chain, **4 Spinney Close** is a generously proportioned, link-detached bungalow well positioned on this quiet cul-de-sac. The accommodation includes UPVC double glazing throughout along with gas fired radiator central heating, and has recently benefitted from the installation of a modern wet room. There are delightfully maintained gardens to the front, side and rear which are well stocked with mature planting and there is a brickweave driveway affording ample off road parking. The internal accommodation comprises;

Entrance Porch

With UPVC & double glazed entrance door and tiled floor. UPVC & double glazed entrance door with side glazed panel to;

Entrance Hall

L-Shaped with points for wall lights, radiator, room thermostat and BT telephone point.

Living Room 18' 11" x 10' 10" (5.77m x 3.3m) (max)

Dual aspect with bow window to the front, feature fireplace with electric fire, marble hearth and mantle, radiator with thermostatic valve, television aerial point and points for wall lights.

Kitchen / Diner 23' 1" x 8' (7.04m x 2.44m) (max)

With fitted wall & base units, fitted worktops, 1½ bowl sink with drainer & monobloc tap, electric double oven, electric hob with extractor above, tiled surrounds, tiled floor, wall mounted gas boiler, radiator with thermostatic valve, television aerial point and points for wall lights. Airing cupboard housing hot water cylinder. Door to;

Main Conservatory 12' 11" x 11' 2" (3.94m x 3.4m)

Of dwarf brick wall construction with UPVC double glazing, base unit with stainless steel sink, drainer & monobloc tap, tiled floor, radiator with thermostatic valve and store cupboard. Door to Garage and;

Adjoining Conservatory 14' 7" x 5' 11" (4.44m x 1.8m)

Of dwarf brick wall construction with UPVC double glazing, tiled floor and UPVC & glazed door to the garden.

Bedroom 1 16' 11" x 10' 7" (5.16m x 3.23m)

With bow window to the front, fitted wardrobes and radiator with thermostatic valve.

Bedroom 2 12' 11" x 11' 9" (3.94m x 3.58m)

With fitted wardrobes and radiator with thermostatic valve.

Store 5' x 2' 8" (1.52m x 0.81m)

Wet Room 8' 4" x 6' 9" (2.54m x 2.06m)

Modern wet room with laminate wall panelling, wet room flooring with drain, vanity basin unit with cupboards underneath and wall mounted, Mira electric shower, towel radiator, ceiling spotlights and extractor.

WC 6' 4" x 3' 4" (1.93m x 1.02m)

With low level WC, tiled walls, tiled floor, radiator with thermostatic valve and hatch to loft space.

Garage 16' x 12' 1" (4.88m x 3.68m)

With up & over door, door to the conservatory, lighting and power.

Outside

The property sits well on a corner of Spinney Close affording a good size frontage with walling. A brickweave driveway provides ample off street parking, along with vehicular access to the garage. The front garden area is laid to lawn with a variety of mature bushes & shrubs, all of which is well maintained. A gate leads to the side and rear garden areas, also with lawn and stocked with mature planting. There is a paved pathway and patio area just off the conservatory.





Spinney Close, South Wootton, King's Lynn, Norfolk PE30 3NF

Total Area Approx: 1284 ft² ... 119.3 m² (excluding garage)

Illustration for identification purposes only All measurements are approximate and not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,313.13, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting
Town & Country property
in King's Lynn and the
villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk