



### 3 bed bungalow to buy in PE30

Wheatley Drive, North Wootton, King's Lynn, Norfolk, PE30 3QQ

**£270,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ STUNNING VIEWS OVER THE
- ✓ GARAGE AND PLENTY OF OFF ROAD PARKING ON THE SHINGLE
- ✓ LIFE ALL ON ONE LEVEL
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Auction are pleased to offer this well presented three bedroom detached bungalow which is available with no onward chain. The property is positioned in the highly sought after area of North Wootton and is within easy reach of local amenities including a range of shops and the village pub. Viewing is strongly recommended.

### ACCOMMODATION:

The front entrance hall provides access to all of the properties accommodation. The lounge is spacious and flooded with natural light, the ideal space to unwind. Accessed from the lounge is a conservatory which has views over the garden and the common beyond. The kitchen offers plenty of room for appliances as well as fantastic views, from the kitchen there is access out to the side of the home. The property offers three bedrooms, two of which are spacious doubles whilst bedroom three would make an ideal home office or is a comfortable single bedroom. The family bathroom is fitted with a three piece suite including a shower over the bath.

### OUTSIDE:

To the front of the home is ample parking on the gravel driveway, there is a lawned area to the front of the home and it is nicely set back from the road, from the front is access via the electric door to the garage. The rear garden is mature and well established, there are views of the common beyond the property and this peaceful garden must be seen to be fully appreciated.

### LOCATION:

The town of King's Lynn offers a wide range of facilities, including shopping, leisure, schools and the QE Hospital; as well as providing an hourly train service to London via Cambridge. For the golf enthusiasts there are opportunities to play at King's Lynn and Middleton Golf Clubs, both of which are only a short distance away. Other notable attractions nearby include the Royal Sandringham Estate, the beautiful North Norfolk coastline and miles of scenic walks around the nearby villages of Castle Rising, Bawsey and Leziate.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £270,000

Property Type: Bungalow

Parking: Driveway & Garage

Year built: 1965

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

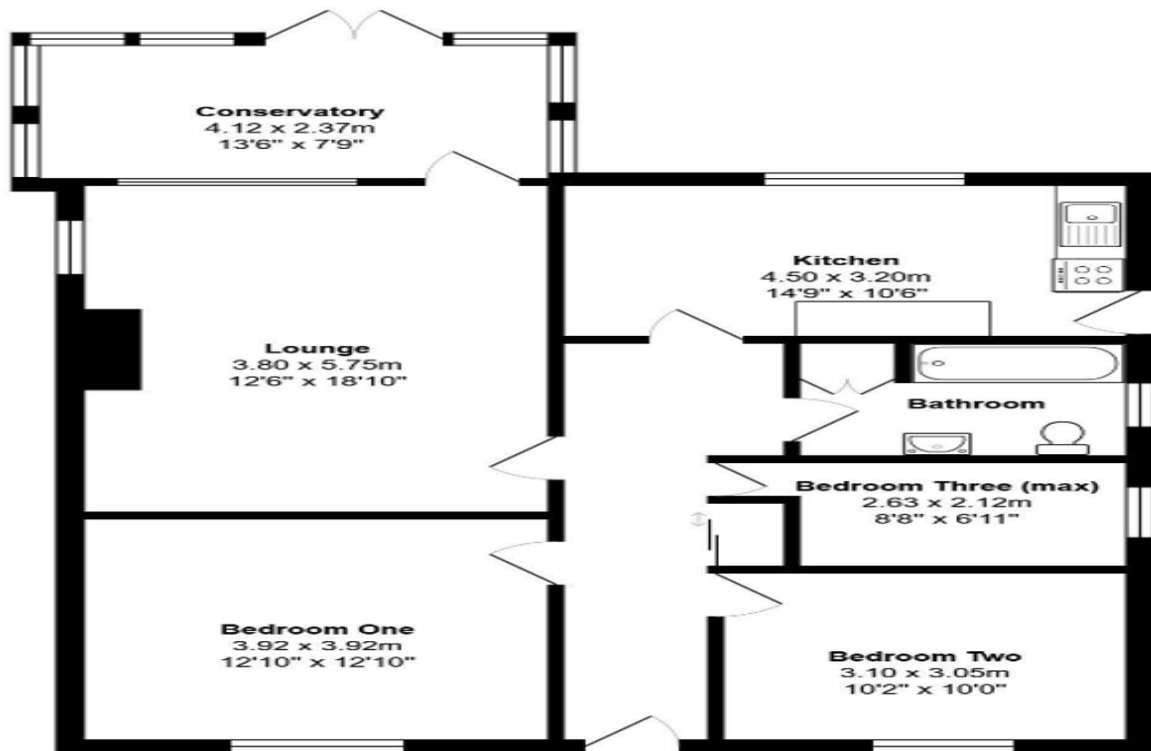
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



**Total Area: 93.2 m<sup>2</sup> ... 1004 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Wheatley Drive, North Wootton, King's Lynn, Norfolk, PE30 3QQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

