ARK PROPERTY



THE EMERALDS

•SOUTH WOOTTON•

Discover life at The Emeralds - an exclusive new development by Emerald Homes

Welcome to The Emeralds, a unique development with an extensive range of 2, 3 and 4 bedroom houses and bungalows. Thoughtfully designed for contemporary living, each home at The Emeralds combines carefully considered layouts, energy-efficient features and quality craftsmanship throughout. Set within one of King's Lynn's most desirable locations, this exciting new development provides a unique opportunity to enjoy a well-connected lifestyle whilst becoming part of a thriving community - and an exceptional place to call home.

Nestled on the edge of King's Lynn, residents will benefit from a wealth of local amenities including highly regarded schools, supermarkets, healthcare facilities, leisure centres, independent shops and restaurants, all within easy reach. The development enjoys excellent connectivity, with King's Lynn town centre and railway station just 11 minutes away, providing convenient links to London King's Cross.

Perfectly positioned to enjoy the very best of Norfolk, The Emeralds offers an enviable balance of countryside charm and modern convenience. You can explore the historic Sandringham Estate just 8 minutes away with its stunning parkland, woodland trails and year-round attractions. Whilst the beautiful beaches, coastal walks and famous sunsets of Hunstanton are approximately 21 minutes from home.

- NEW BUILD
- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- SINGLE DETACHED GARAGE
- SOLAR PANELS
- ICW 10 YEAR WARRANTY

Home 5, Adamite The Emeralds, South Wootton, PE30 3PB £250,000

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall
Front door to front aspect.

Bedroom 1
10'9" x 14'10" (3.30m x 4.53m)
Window to front aspect.

Bedroom 2
8'11" x 11'8" (2.73m x 3.57m)
Window to front aspect.

Bathroom
8'11" x 7'1" (2.73m x 2.16m)
Window to side aspect. Bath, WC and hand basin.

Kitchen/Dining
10'9" x 17'10" (3.30m x 5.45m)
Open plan kitchen/diner. French doors with glass side panels leading into rear garden.

Lounge
13'0" x 13'7" (3.97m x 4.16m)
Window to rear aspect.

Single Garage
Single garage and drive way parking.

Images
Please note that all images used are CGI (computer generated images) and
they are for illustration purposes only.

Property Postcode
For location purposes the postcode of this property is: PE30 3PB

Anti-Money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute. These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Freehold
Council tax band: TBC
Annual charge: Management company - Cost £300.00 per annum.
Property construction: Brick Built
Electricity supply: Mains
Solar Panels: Yes
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is variable over Voice and Data. Vodafone is Likely over and Data. Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - this location is outside of a groundwater flood alert area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to Borough Council of Kings Lynn & West Norfolk Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

Ark Property Centre
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure - We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between

£100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





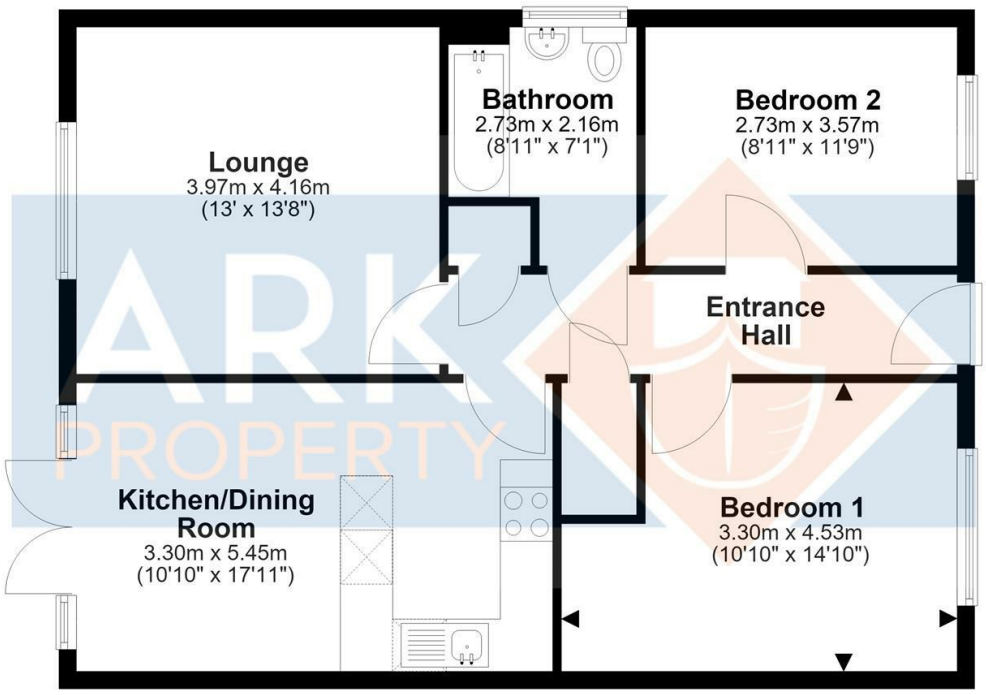




Floor Plan

Ground Floor

Approx. 74.4 sq. metres (800.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.4 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



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