



# WOOTTON RISE

Off Edward Benefer Way,  
South Wootton, Norfolk, PE30  
2 & 3 Bedroom New Homes



Typical street scene

# WELCOME TO WOOTTON RISE, LOCATED IN THE SORT AFTER VILLAGE OF SOUTH WOOTTON

Wootton Rise is surrounded by beautiful countryside and only a short distance from the famed Norfolk coast. You are also ideally located within a short drive from King's Lynn town centre.

If you need to travel outside the area for work then you will benefit from easy access to all the major roads, also King's Lynn Station operates direct rail services to Cambridge and London King's Cross.

If you are looking to start a family or simply a fresh start in life, then look no further. There are various schools in the local area offering places for all ages, also South Wootton offers plenty of opportunity for outdoor leisure and relaxation with a rugby club and King's Lynn Golf Club which are both close by, plus a variety of regular events and activities at the nearby village hall provide plenty of ways to get involved with the community.



King's Lynn



Downham  
Market

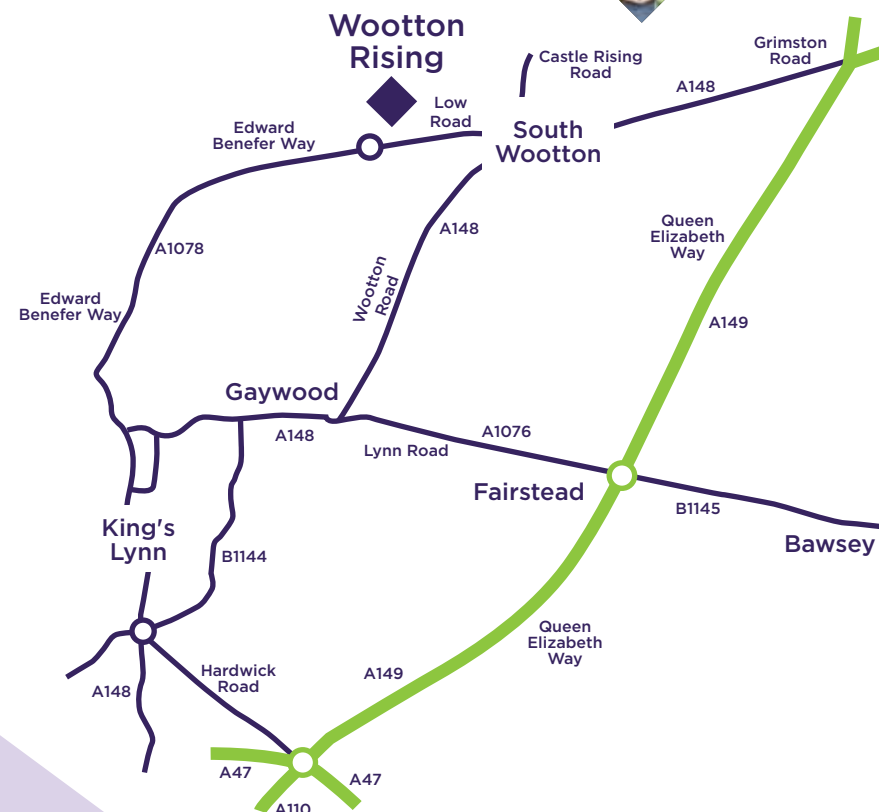


Wisbech



Fakenham

Please note: Car journey times shown are a average based on normal driving conditions.





# WOOTTON RISE SITE PLAN



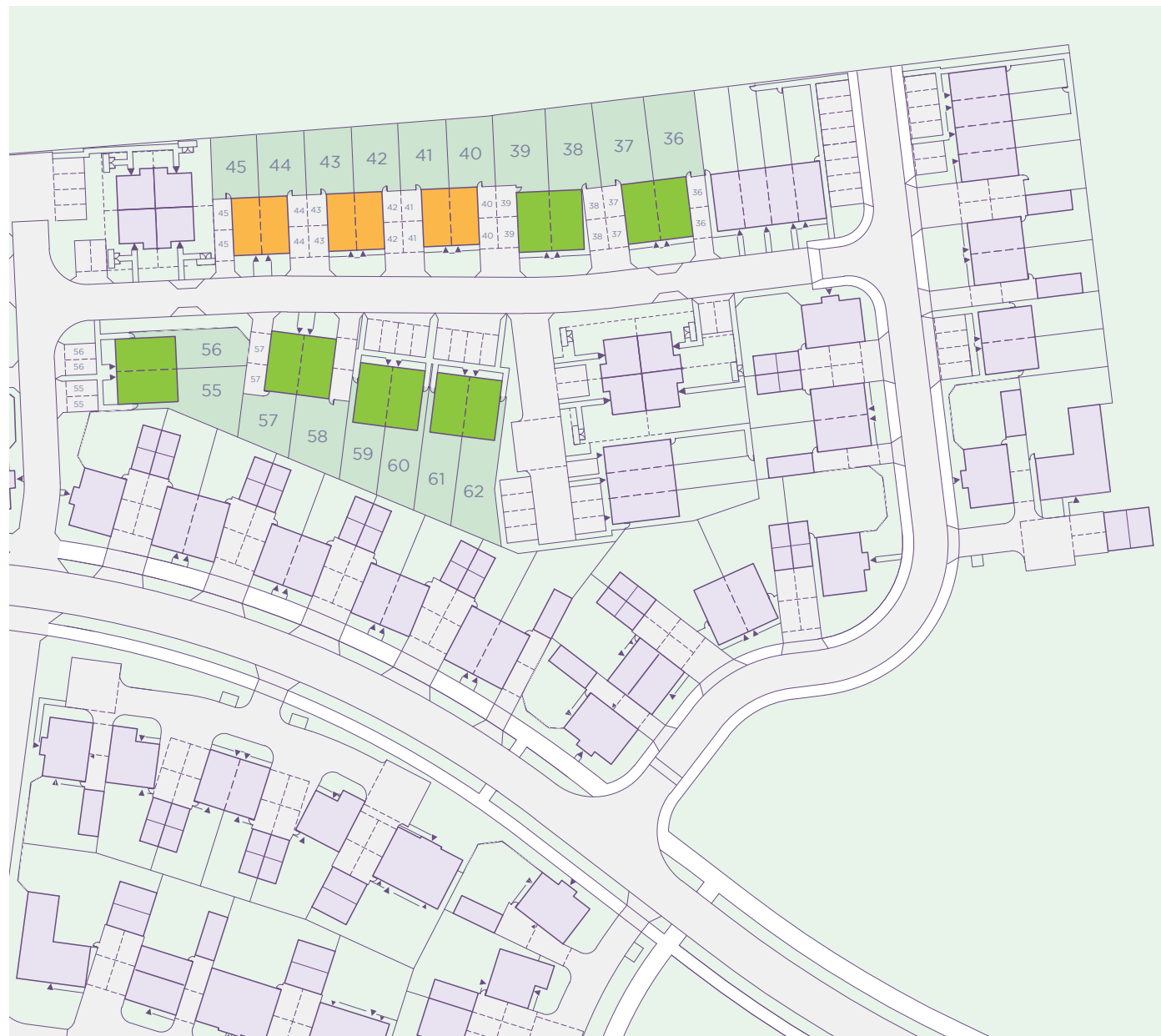
**The Sheringham**  
2 Bed Semi-Detached  
**40, 41, 42, 43, 44, 45**



**The Sandringham**  
3 Bed Semi-Detached  
**36, 37, 38, 39, 55, 56,  
57, 58, 59, 60, 61, 62**



Properties not for sale through  
Platform Home Ownership



**Please note:** The site plan can change as the build progresses.



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## » THE SHERINGHAM

2 Bedroom  
Semi-Detached home

The Sheringham is a stylish two bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Air source central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
3.99m x 3.06m 13'1" x 10'0"

Living  
5.43m x 3.00m 17'10" x 9'10"

### FIRST FLOOR

Bedroom 1  
3.00m x 2.99m 9'10" x 9'10"

Bedroom 2  
3.99m x 3.03m 13'1" x 9'11"

Bathroom  
2.40m x 2.01m 7'10" x 6'7"



### TOTAL FLOOR AREA

68.79m<sup>2</sup> - 740.47 sq.ft

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





Computer generated image.

## » THE SANDRINGHAM

3 Bedroom  
Semi-Detached home

The Sandringham is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs the principle bedroom benefits from an En-suite, and two further bedrooms, and a family bathroom.

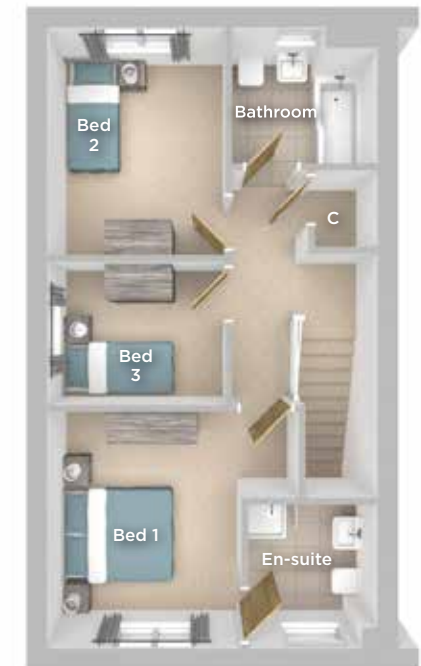
### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Air source central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	4.79m x 3.10m	15'9" x 10'2"
Living	4.03m x 3.71m	13'3" x 12'2"
Utility	2.30m x 1.80m	7'7" x 5'11"



### FIRST FLOOR

Bedroom 1	3.42m x 2.84m	11'3" x 9'4"
En-Suite	2.09m x 1.89m	6'10" x 6'8"
Bedroom 2	3.36m x 2.63m	11'0" x 8'8"
Bedroom 3	2.63m x 2.15m	6'11" x 6'8"
Bathroom	2.10m x 2.03m	6'11" x 6'8"

**TOTAL FLOOR AREA**  
86.80m<sup>2</sup> - 934.33 sq.ft

△ External access    C Cupboard/Storage

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# > WOOTTON RISE, SOUTH WOOTTON

Norfolk, PE30 2HY

House prices for all plots available



Plot	House Type	Postal Address	100% Price	35% Share Value	Monthly Rent	Service Charge
40	<b>The Sheringham</b> 2 Bed Semi-Detached House	18 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
41	<b>The Sheringham</b> 2 Bed Semi-Detached House	20 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
42	<b>The Sheringham</b> 2 Bed Semi-Detached House	22 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
43	<b>The Sheringham</b> 2 Bed Semi-Detached House	24 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
44	<b>The Sheringham</b> 2 Bed Semi-Detached House	26 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
45	<b>The Sheringham</b> 2 Bed Semi-Detached House	28 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£250,000	£87,500	£401.04	TBC
36	<b>The Sandringham</b> 3 Bed Semi-Detached House	10 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC
37	<b>The Sandringham</b> 3 Bed Semi-Detached House	12 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC
38	<b>The Sandringham</b> 3 Bed Semi-Detached House	14 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**

Please note:  
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
 Purchasers are advised to consult with your sales co ordinator.



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Norfolk, PE30 2HY

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Plot	House Type	Postal Address	100% Price	35% Share Value	Monthly Rent	Service Charge
39	<b>The Sandringham</b> 3 Bed Semi-Detached House	16 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC
55	<b>The Sandringham</b> 3 Bed Semi-Detached House	31 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£300,000	£105,000	£446.88	TBC
56	<b>The Sandringham</b> 3 Bed Semi-Detached House	29 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£300,000	£105,000	£446.88	TBC
57	<b>The Sandringham</b> 3 Bed Semi-Detached House	27 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£300,000	£105,000	£446.88	TBC
58	<b>The Sandringham</b> 3 Bed Semi-Detached House	25 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£300,000	£105,000	£446.88	TBC
59	<b>The Sandringham</b> 3 Bed Semi-Detached House	23 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB.	£300,000	£105,000	£446.88	TBC
60	<b>The Sandringham</b> 3 Bed Semi-Detached House	21 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC
61	<b>The Sandringham</b> 3 Bed Semi-Detached House	19 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC
62	<b>The Sandringham</b> 3 Bed Semi-Detached House	17 Chaucer Crescent, South Wootton, King's Lynn, Norfolk PE30 3GB	£300,000	£105,000	£446.88	TBC

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A BETTER FUTURE**

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