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## DIRECTIONS

From the Kings Lynn town centre proceed out along Edward Benefer Way, continue onto Low Road and at the traffic lights proceed straight over onto Grimston Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

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

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**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.



142 Grimston Road South Wootton King's Lynn, Norfolk PE30 3PB

**BEAUTIFULLY PRESENTED EXTENDED AND FULLY RENOVATED  
DETACHED CHARACTER PROPERTY WITH DRIVEWAY. ANNEX AT REAR  
FOR MULTI GENERATIONAL LIVING.**

**South Wootton**

**£650,000 Freehold**

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<b>ENTRANCE HALL</b> Door to outside and radiator.	16'8 x 3'10 (5.08m x 1.17m )
<b>KITCHEN / DINER</b> Range base, wall and drawer units with oak worktop over. Ceramic sink with mixer tap over, twin eye level Samsung fan oven, space for American style fridge freezer, oak island with breakfast bar, space for eight dining chairs, perfect for hosting. Samsung ceramic hob with extractor over. Oak parquet flooring. Full length windows to front aspect with fields views.	26'2 x 19'10 (7.98m x 6.05m)
<b>BATHROOM</b> Comprising of dual hand wash basin with soft close cupboards under, traditional style freestanding roll top bath, W.C, tiled floor and heated towel rail.	9'11 x 5'11 (3.02m x 1.80m )
<b>HALL</b> Walk in storage cupboard. Shelved.	40'4 x 3'5 (12.29m x 1.04m )
<b>INNER HALL</b> Open glazed staircase leading to a galleries landing with under stairs cupboard offering more storage.	9'3 x 8'11 (2.82m x 2.72m )
<b>BEDROOM TWO</b> Oak parquet flooring, window to side aspect and radiator.	15'9 x 13'3 (4.80m x 4.04m )
<b>BEDROOM TWO ENSUITE</b> Large shower enclosure with W.C, hand wash basin set within vanity unit. Window to side aspect.	7'11 x 5'5 max (2.41m x 1.65m max )
<b>BEDROOM THREE</b> Oak parquet flooring, skimmed ceilings with downlighters, built in dressing room, selection of shelves, rails and drawers. Window to side aspect.	13'1 x 10'6 (3.99m x 3.20m )
<b>BEDROOM THREE ENSUITE</b> Comprising of three piece suite with hand wash basin set within a vanity unit with a mixer tap over, W.C and shower cubicle. Tiled floor. Storage cupboard and oak parquet flooring.	6'0 x 6'0 (1.83m x 1.83m )
<b>BEDROOM FOUR</b> Oak effect laminate flooring, window to side aspect and radiator.	16'6 x 8'9 (5.03m x 2.67m )
<b>UTILITY</b> Range of base wall and drawer units with granite worktop over. Ceramic hob, integrated fridge freezer, fan assisted oven and grill. Stainless steel sink with mixer tap over. UPVC Double glazed leading to outside.	8'9 x 8'6 (2.67m x 2.59m )
<b>TV / GARDEN ROOM</b> Oak parquet flooring, bookshelves with central TV mount, French doors leading into garden, giving tranquil views. Radiator.	20'9 x 11'9 (6.32m x 3.58m )
<b>KITCHEN TO REAR ANNEXE</b> Range of base wall and drawer units with granite worktops over. Oven and extractor hood over. Space for American fridge freezer. Downlights and skimmed ceilings throughout.	18'6 x 9'0 (5.64m x 2.74m )
<b>ANNEXE SHOWER ROOM</b> Shower cubicle with mains shower, W.C and hand wash basin set within vanity unit. Heated towel rail.	6'3 x 5'5 (1.91m x 1.65m )
<b>ANNEXE ENTRANCE HALL</b> Door leading into the annexe kitchen and annexe lounge. Door leading to outside.	11'7 x 8'10 (3.53m x 2.69m )
<b>ANNEXE LOUNGE</b> Wood effect flooring, wood burner, French doors leading to garden. Double radiator.	13'9 x 11'8 (4.19m x 3.56m )
<b>ANNEXE BEDROOM</b> Fitted carpet, window to side aspect and radiator.	12'5 x 11'11 (3.78m x 3.63m )
<b>FIRST FLOOR GALLERIED LANDING</b> Oak parquet flooring, storage cupboard, double doors leading into the sitting room.	16'4 x 8'4 (4.98m x 2.54m )

Nestled on Grimston Road in South Wootton, King's Lynn, is this amazingly designed character property. This detached home is perfectly placed to offer multi generational living. Boasting an impressive five bedrooms in the main dwelling, along with another in the annex and a further two in the garden building. There are two first floor balcony's that provides a fabulous space to enjoy the surrounding field views. The generous reception rooms make this an ideal home for entertaining or simply relaxing with the family. The main property also features a well-appointed bathroom, and two en-suites, ensuring comfort and convenience for all occupants at any time. Set within a generous one-third of an acre (STS), the grounds provide ample outdoor space for relaxation and recreation. The driveway accommodates parking for multiple vehicles, adding to the practicality of this spacious home. The annex can serve as a guest suite, home office, playroom or living accommodations for family offering versatility to suit your lifestyle needs. This incredible house is not just a place to live; it is a sanctuary that invites you to create lasting memories. With its charming features and spacious layout, this property is a rare find in the desirable area of South Wootton. Don't miss the opportunity to make this unique property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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