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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way then turn left onto Nursery Lane, turn right onto Blackthorn Road follow the road round to the second left hand turning which is Rosecroft 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		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



7 Rosecroft South Wootton King's Lynn, Norfolk PE30 3WX

IN THE VERY POPULAR VILLAGE OF SOUTH WOOTTON A SPACIOUS FIVE BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE, DRIVEWAY AND TRANQUIL REAR GARDEN.

South Wootton

£425,000 Freehold

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ENTRANCE HALLWAY

Vinyl flooring, Stairs to first floor with under stairs storage cupboard, double radiator, doors leading to all rooms downstairs with UPVC front door and window to both sides.

KITCHEN/UTILITY

Tiled flooring, Range of wall, base and drawer units with edge worktops over, bowl and a 1/2 sink with mixer tap set below window to rear aspect, Rangemaster oven with electric hob, extractor hood over, integrated dishwasher, Small breakfast bar to the side with radiator underneath Window to side aspect set above, following into the utility with space for free standing washing machine, fridge/freezer and boiler housing unit on wall and UPVC Side door leading to rear garden/side patio area.

DINING ROOM

Wood effect laminate flooring, radiator, room loops round to the lounge area through French doors and UPVC door and side window leading out onto the rear garden.

LIVING ROOM

Wood effect laminate flooring, double patio doors leading into the conservatory, two double radiators, electric fire with surround plus granite hearth and window to front aspect.

DOWNSTAIRS SHOWER ROOM

Tiled flooring, three piece suite comprising of hand wash basin set within a vanity unit, W.C, fully tiled shower enclosure with thermostatic mixer shower, Window to side aspect, consumer unit on wall and heated towel rail.

STUDY/PLAYROOM

Window to front aspect, Fitted carpet and radiator.

CONSERVATORY

Tiled flooring, half height brick wall, UPVC double patio doors leading out into the rear garden and windows surrounding all around, electric sockets and ceiling mounted fan.

LANDING

Fitted carpet and entrance to all rooms on first floor.

BATHROOM

Three piece suite comprising of bath with thermostatic mixer shower over with fully tiled walls, hand basin with mixer tap over, W.C, radiator and vinyl flooring with Window to front aspect.

MASTER BEDROOM

Fitted carpet, Built in wardrobes, radiator and window to rear aspect.

EN-SUITE

Shower cubicle with thermostatic mixer bar shower, W.C, hand wash basin set within a vanity unit, radiator and window to side aspect and vinyl flooring.

BEDROOM 2

Fitted carpet, Built in wardrobes, double radiator and window to front aspect.

BEDROOM 3

Fitted carpet, radiator, window to front aspect and built in wardrobes.

BEDROOM 4

Fitted carpet, double radiator, window to rear aspect and built in wardrobes.

BEDROOM 5

Fitted carpet, radiator, loft access and window to rear aspect.

REAR GARDEN

Timber shed, Patio area to side of house which follows into the rear garden and to the double doors of the conservatory, with lawn and gravel to the side which leads to the Japanese seating area which follows to the decking area.

DOUBLE GARGAE

Up and over doors.

DRIVEWAY

15'5 x 8'1 (4.70m x 2.46m)

11'5 x 11'3 (3.48m x 3.43m)

24'0 x 11'7 (7.32m x 3.53m)

11'10 x 10'7 (3.61m x 3.23m)

11'10 x 8'6 (3.61m x 2.59m)

13'6 x 11'10 (4.11m x 3.61m)

11'7 x 10'9 (3.53m x 3.28m)

11'2 x 10'5 (3.40m x 3.18m)

8'6 x 8'2 (2.59m x 2.49m)

17'6 x 16'2 (5.33m x 4.93m)

Located in the highly desirable area of South Wootton, Norfolk, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and modern living.

The heart of the home features a spacious lounge and delightful conservatory that invites natural light and offers a serene view of the beautifully landscaped rear garden, an ideal setting for outdoor gatherings or quiet moments of reflection.

For those with multiple vehicles, the driveway and double garage can accommodate several cars, adding to the convenience of this splendid home. The surrounding area is rich in local amenities, schools, and picturesque walks, making it a wonderful place to call home. In summary, this five-bedroom detached house in South Wootton is a rare find, combining spacious living areas, a stunning garden, and a prime location. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern family home.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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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