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**DIRECTIONS**

Sat Nav: PE30 3HP What Three Words - embedding.slurping.practical

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



3 Castle Rising Road South Wootton King's Lynn Norfolk PE30 3HP

**VERY SPACIOUS FOUR BEDROOM HOUSE WITH THREE RECEPTION ROOMS AND AN EXTENSIVE KITCHEN / BREAKFAST ROOM. IN HIGHLY SOUGHT AFTER AREA.**

**King's Lynn**

**£425,000 Freehold**

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<b>ENTRANCE HALLWAY</b> Tiled floor, under stairs cupboard, stairs to first floor and a radiator.	18'4 x 5'10 (5.59m x 1.78m )
<b>CLOAKROOM</b> Comprising of pedestal hand wash basin, with mixer tap over. W.C, wall mounted electric heater. Obscured window and door to the rear and a tiled floor.	6'11 x 3'11 (2.11m x 1.19m )
<b>LOUNGE</b> Tiled floor, bay window to front aspect and three double radiators.	15'3 into bay x 15'0 (4.65m into bay x 4.57m )
<b>SNUG</b> Wooden flooring, wall mounted gas fire with decorative surround, French doors to rear garden.	13'3 x 12'0 (4.04m x 3.66m )
<b>DINING ROOM</b> Wooden floor, fireplace with decorative wooden surround - which has been capped internally. Bay window to the front aspect.	15'3 into bay x 11'4 max (4.65m into bay x 3.45m max )
<b>KITCHEN / BREAKFAST ROOM</b> Range of base, wall and drawer units with worktop over. Freestanding electric cooker with extractor hood over, integrated dishwasher, under stairs pantry, large composite sink and drainer with mixer tap over and a Kettle instant hot water tap over. Space for American fridge freezer. Wood burning stove. Tiled floor. Perfect space for entertaining.	23'6 max x 17'8 max (7.16m max x 5.38m max )
<b>UTILITY</b> Range of wall and base units with a Belfast sink sat within worktop, with stainless steel sink tap over. Plumbing for washing machine and tumble drier. Tiled floor.	10'2 x 9'2 (3.10m x 2.79m )
<b>BATHROOM</b> Four piece suite comprising of pedestal hand wash basin with stainless steel mixer tap over, W.C, quadrant cubicle with electric shower, freestanding bath. Wooden flooring. Obscured window to the front aspect.	8'9 x 5'8 (2.67m x 1.73m )
<b>BEDROOM ONE</b> Wooden floor, downlighters, pedestal hand wash basin, W.C, window to rear aspect and radiator.	19'11 x 17'3 x 14'8 (6.07m x 5.28m x 4.47m )
<b>BEDROOM TWO</b> Wooden flooring, window to front aspect and a radiator.	13'10 x 11'6 (4.22m x 3.51m )
<b>BEDROOM THREE</b> Wooden flooring, window to rear aspect and radiator.	13'5 x 10'4 (4.09m x 3.15m )
<b>BEDROOM FOUR</b> Wood effect flooring, window to rear aspect, loft access and radiator.	10'4 x 9'0 (3.15m x 2.74m )
<b>FRONT GARDEN</b> Brick weave drive with additional parking aid to gravel. Enclosed by mature hedging and panelled fencing. Five bar wooden gate.	
<b>REAR GARDEN</b> Mainly laid to lawn, with a decking area, cover hot tub ( hot tub not included in the sale) Well stocked flower beds with a selection of mature shrubs and trees. Wood store.	
<b>SUMMER HOUSE</b> Large summer house with fitted carpet, light and power.	15'8 x 15'6 (4.78m x 4.72m )
<b>GARAGE ONE</b> Light and power with electric roller door.	25'00 x 15'11 (7.62m x 4.85m )
<b>GARAGE TWO</b> Light and power with electric roller door.	19'8 x 17'7 (5.99m x 5.36m )



Situated on the highly sought after Castle Rising Road in South Wootton, this delightful semi-detached house, built in 1925, offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families seeking comfort and style. As you enter, you are greeted by three inviting reception rooms, boasting high ceilings and elegant picture rails, creating a warm and welcoming atmosphere. The snug, with its direct access to the garden, provides a perfect retreat for relaxation or entertaining guests. The extensive kitchen breakfast room is a true highlight, designed for socialising and family gatherings. It is complemented by a separate utility and cloakroom area, ensuring practicality and convenience in daily life. The bathroom features a luxurious freestanding bath, perfect for unwinding after a long day. Outside, the property benefits from parking for multiple vehicles, a valuable asset in this desirable location plus two garages and a summer house. The large garden offers a lovely space for outdoor activities with decking area and well stocked flower beds. Allowing you to enjoy the fresh air. This home is not just a property; it is a lifestyle choice, offering a blend of traditional charm and modern amenities in a sought-after area. With its spacious layout and thoughtful design, this semi-detached house is ready to welcome its new owners. Don't miss the opportunity to make this wonderful house your home.



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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