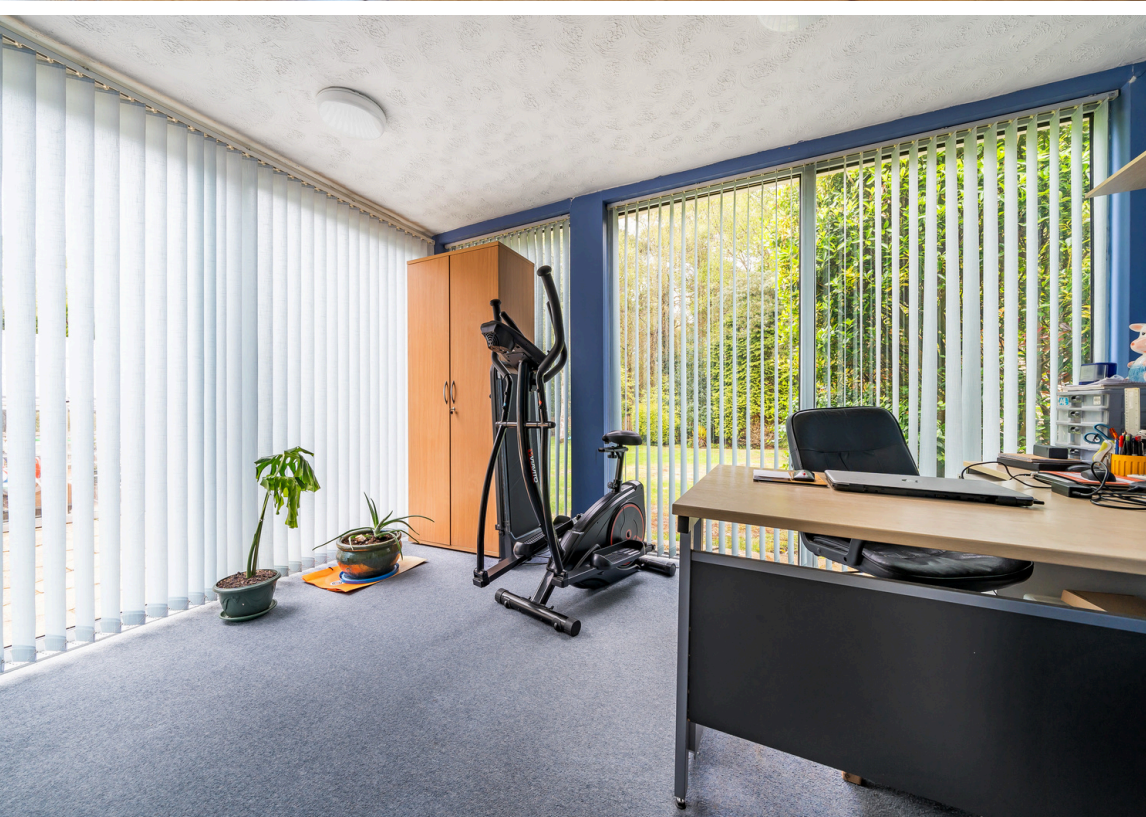




The Birches

South Wootton PE30 3JG

BROWN & CO



The Birches, South Wootton PE30 3JG

Substantial Detached Property

Highly Desirable Location

Five Bedrooms, Master with Dressing Area & En-Suite

Double Garage

Heated Swimming Pool

Spacious Front & Rear Gardens

Mainline Station Easily Accessible



INTRODUCTION

Brown & Co offers a substantial house on The Birches, South Wootton, one of King's Lynn most desirable locations to live. The house offers spacious family living, over two floors with a total of five bedrooms on a wonderful plot backing onto woodland.

LOCATION

North and South Wootton are one of West Norfolk's most desirable villages known for its strong community and laid-back village life which is also close to the town and amenities of King's Lynn including mainline train station to Ely, Cambridge and London which is only 3.5 miles from the property. The villages have greens, duck ponds and local well supported public houses alongside three infant and junior schools and golf club. The area is also on the edge of the Sandringham Royal Estate and the visitor centre just a short drive, about ten minutes. Beyond this, the Norfolk coast awaits, as well as Norwich, Cambridge and Peterborough all being under one hour drive. The Birches, where this house is located has long been arguably one of the most desirable road to live on in the area, a collection of executive and high value homes, which are all on spacious plots.

THE PROPERTY

The house is a large property, approximately 226 sqm/2,436 sqft with accommodation over two floors. Viewing of the property is essential to gain full appreciation of the size, location and pleasant layout the house has. The plot is typical of those found on The Birches, with spacious front and rear gardens, where this property has a pool and access to woodland.

Inside, there is a central, reception hallway where all of the ground floor can be accessed. There are double doors to the dining room, to kitchen and sitting room as well as an oak staircase to the first floor. The sitting room is double aspect with doors to the garden. The kitchen breakfast room is the hub of the house and is open plan divided by a peninsular island with seating area. There are doors to the rear and to the side hall. The side entrance is large, having a spiral staircase to bedroom 5, a utility/wc and door to the sun room, which the current owners use as a study. On the first floor there are four double bedrooms and a stunning, modern family bathroom with wet room. The master bedroom has a dressing area and en-suite.

Outside, the gardens are beautifully maintained being laid out to the front with some planting and paved driveway to the double garage. At the rear is a lawned garden with heated swimming pool

and planting all of which looks back on the woodland.

Another key benefit to the property is its proximity to the town centre where Ely is some 30 minutes away, Cambridge 45 minutes away and London King's Cross 1 hour 40 minutes. These regular train services allow for potential commuters, whilst enjoying a peaceful Norfolk setting. The entire property has sealed unit double glazed windows, gas fired central heating and mains drainage.

VIEWING PROCEDURE

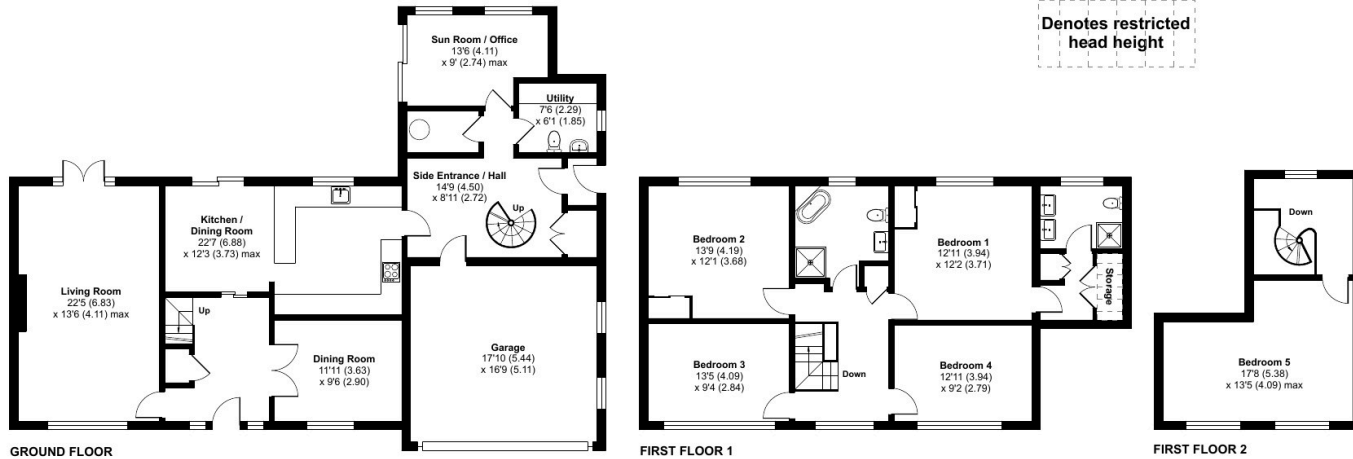
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

South Wootton, King's Lynn, PE30

Approximate Area = 2436 sq ft / 226.3 sq m
 Garage = 300 sq ft / 27.8 sq m
 Total = 2736 sq ft / 254.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1118933

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