



THE STORY OF

# 19 The Boltons

*South Wootton, Norfolk*

SOWERBYS

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# 19 The Boltons

South Wootton, King's Lynn, Norfolk, Norfolk  
PE30 3NQ

No Onward Chain

Five Bedrooms

Ground Floor Bedroom with En-Suite

Multiple Reception Rooms

Desirable Location

Off-Road Parking for Multiple Vehicles

Low Maintenance South Facing Garden

Large Garage

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“Being part of such a great community has been wonderful.”

Take a trip into one of King's Lynn's most desirable leafy suburbs and discover this spacious family home that was last available some 21 years ago.

Occupying a generous plot, the property has been adapted over the years as it has evolved to meet the demands of a busy lifestyle and now offers an abundance of versatility with generous reception rooms fit for a multitude of uses and accompanied by extensive bedroom accommodation.

To the ground floor, the large reception rooms are superb for entertaining and gathering together throughout the day and seasons.

At the rear of the property there is the option of a ground floor bedroom with en-suite shower room - alternatively this space could be a home office.

The kitchen/breakfast room is a superb spot for informal dining and the adjacent utility room provides access to the south facing garden.

Upstairs four further bedrooms are served by a shower room and separate bathroom and neighbouring WC. The principal bedroom has use of a walk-in wardrobe, whilst two other rooms benefit from useful built-in cupboard space. Two further rooms on this floor make for an ideal hobby room, study or play room.

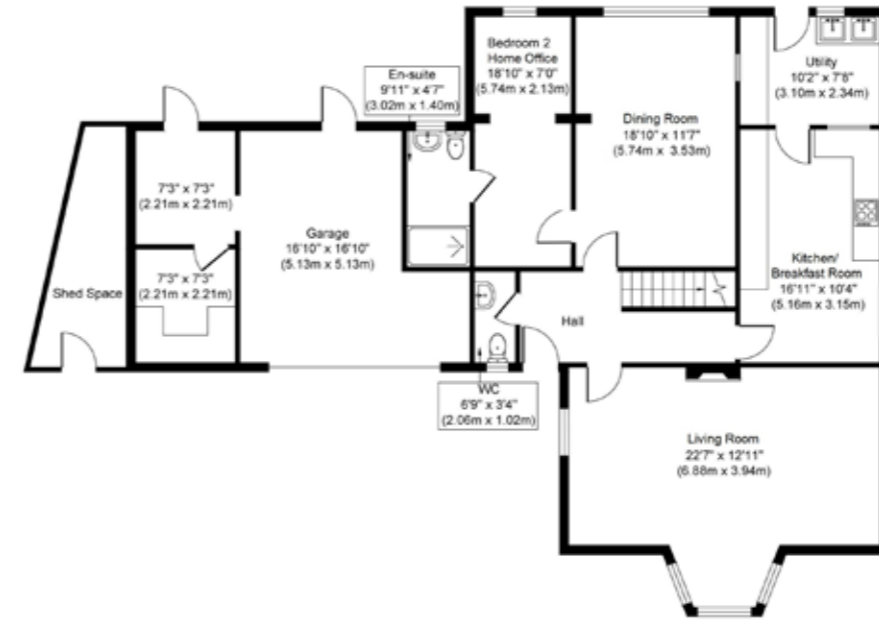




The garden is mostly laid to lawn with comfortable patio space for dining alfresco or just pausing with an afternoon tea and some cakes with friends. Concluding the property there is a large garage with additional storage rooms ready to keep all the bikes, beach gear, country attire and sports equipment for exploring the Norfolk Landscape.

“Three words to sum up the property would be spacious, quiet and convenient.”

For more outside area to stretch the legs, the property is a short distance from open parks and woodland walks including the Royal Sandringham Estate which makes for a terrific day out come rain or shine.



Ground Floor  
Approximate Floor Area  
1480 sq. ft  
(137.49 sq. m)



First Floor  
Approximate Floor Area  
1332 sq. ft  
(123.74 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

# South Wootton

IN NORFOLK  
IS THE PLACE TO CALL HOME



On the outskirts of King's Lynn, South Wootton has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins.

Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches.

For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster are not far away.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and

industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from the Vendor



The duck pond at South Wootton.

“The area is peaceful and falls within a good school catchment area.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating and solar panels for hot water.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 1500-5937-0422-8299-3473

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///inhales.afraid.heat

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# SOWERBYS



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