



THE STORY OF

# Florence House

*South Wootton, Norfolk*

SOWERBYS



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Elmhurst Drive, South Wootton,  
Norfolk, PE30 3LA

Sold Chain Free

Detached Family Home

Kitchen/Dining Room and Oak Framed Garden Room

Sitting Room with a Log-Burner and  
French Doors to the Rear Garden

Snug and Formal Dining Room

Garage, Carport and Home Office

Cul-de-Sac Location

Beautifully Landscaped Rear Garden

Brand New Bespoke Kitchen, Fitted in the Last Year

Immaculate Condition Throughout

**SOWERBYS KING'S LYNN OFFICE**

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“Looking out to the garden from the kitchen is one of our favourite views.”

If you are yearning for a spacious and peaceful home, Florence House will certainly provide. The sellers immediately fell in love with this property and their time here has given them a fulfilling lifestyle within a fabulous home.

From the moment you enter the property an immediate sense of space welcomes you - with over 4,000 square feet, each room is generously proportioned and warmly received.

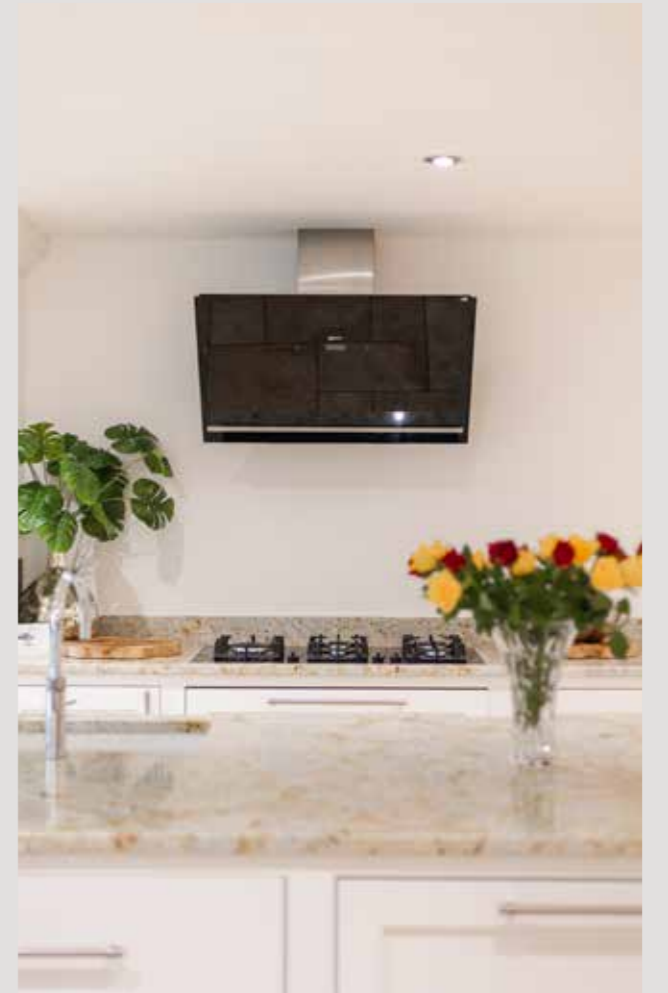
From the spacious reception hall one can easily journey into the sitting room to one side; superbly appointed with dual aspect windows and a log-burner, this

sitting room is designed for entertaining and can comfortably accommodate large groups. To the other side the snug offers a comfortable retreat, a truly useful and adaptable room which could also be used as a playroom, music room or study.

Florence House has been decorated throughout, and a new stylish kitchen has been recently fitted which nicely complements what already existed in this beautiful home. This ‘wow’ factor kitchen where friends and family can gather together, truly represents the hub of the home. For a more formal occasion a separate dining room entertains your guests in style.











As you meander from the living area to the sleeping quarters, you will find a bright landing that leads to four bedrooms and a stunning family bathroom, exuding elegant charm. The meticulous attention to detail continues on this level, showcasing the thoughtful design process that went into creating this home. Each double bedroom boasts built-in wardrobes, and with the convenience of three en-suite bathrooms, this truly epitomises the perfect family home.







The outside space is generous in size although still very manageable. To the front, a large driveway leads to the carport and garage, and provides ample parking space for several vehicles. If you are required to work from home, a separate external office linked to the garage provides an ideal area. The kitchenette perfectly complements the room and allows for many different uses.

The rear garden is a haven that soaks up the sun throughout the day, with a large patio area wrapping across the full width of the property offering multiple seating areas. The well-manicured lawn and flower beds keep the garden full of colour, whilst the mature trees provide all the privacy that one might need.



“The garden is incredibly private - we’re not overlooked at all.”

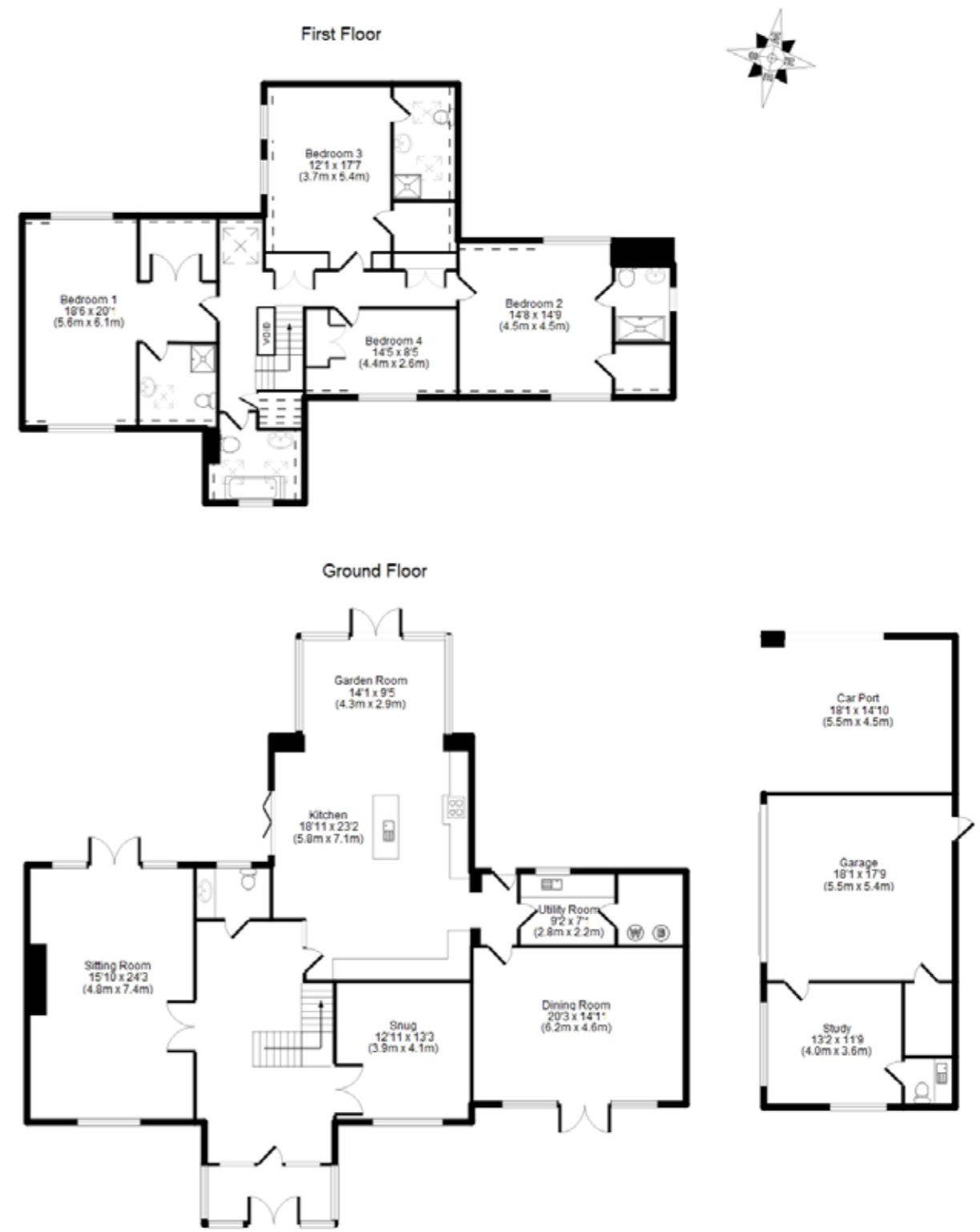
Florence House is a unique property, with space and versatility to suit a plethora of buyers. For sale with no upward chain, this inviting home is ready for a new owner to move in and enjoy.







“There’s peace and quiet here - and everything we could want.”



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



Aerial photograph of Hunstanton

“Hunstanton is so close, and it's one of the places we most enjoy exploring.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with underfloor heating to the ground floor.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

C. Ref:- 0418-3004-7207-1489-3200

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: ///keyboard.northward.rather

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# SOWERBYS



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