



INTRODUCING

16 Oxborough Drive

South Wootton, Norfolk

SOWERBYS

S

INTRODUCING

16 Oxborough Drive

South Wootton, Norfolk
PE30 3HZ



Guide Price £400,000 to £425,000

Modern and Detached Single Storey Home

Popular Location

Energy Efficient Design

Near to Local Amenities and Woodland Walks

No Through Road Location

Three Bedrooms

Kitchen/Dining Room

Electric Vehicle Charging Points

24 Solar Panels and Underfloor Heating



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“A modern home which has been created to be energy efficient.”

Nestled at the end of a charming granite gravel driveway, this contemporary single-storey residence seamlessly blends brick and timber elements, exuding a timeless elegance.

Upon arrival, you're greeted with abundant off-road parking and convenient access to the garage. A touch of privacy is added with timber gates leading to an enclosed rear garden,

offering a tranquil retreat.

Step inside this home to discover a thoughtfully designed layout. A practical hallway beckons, leading to three inviting bedrooms. The principal suite is a haven, featuring its own en-suite and ample built-in wardrobes, whilst the other bedrooms share the modern family bathroom.

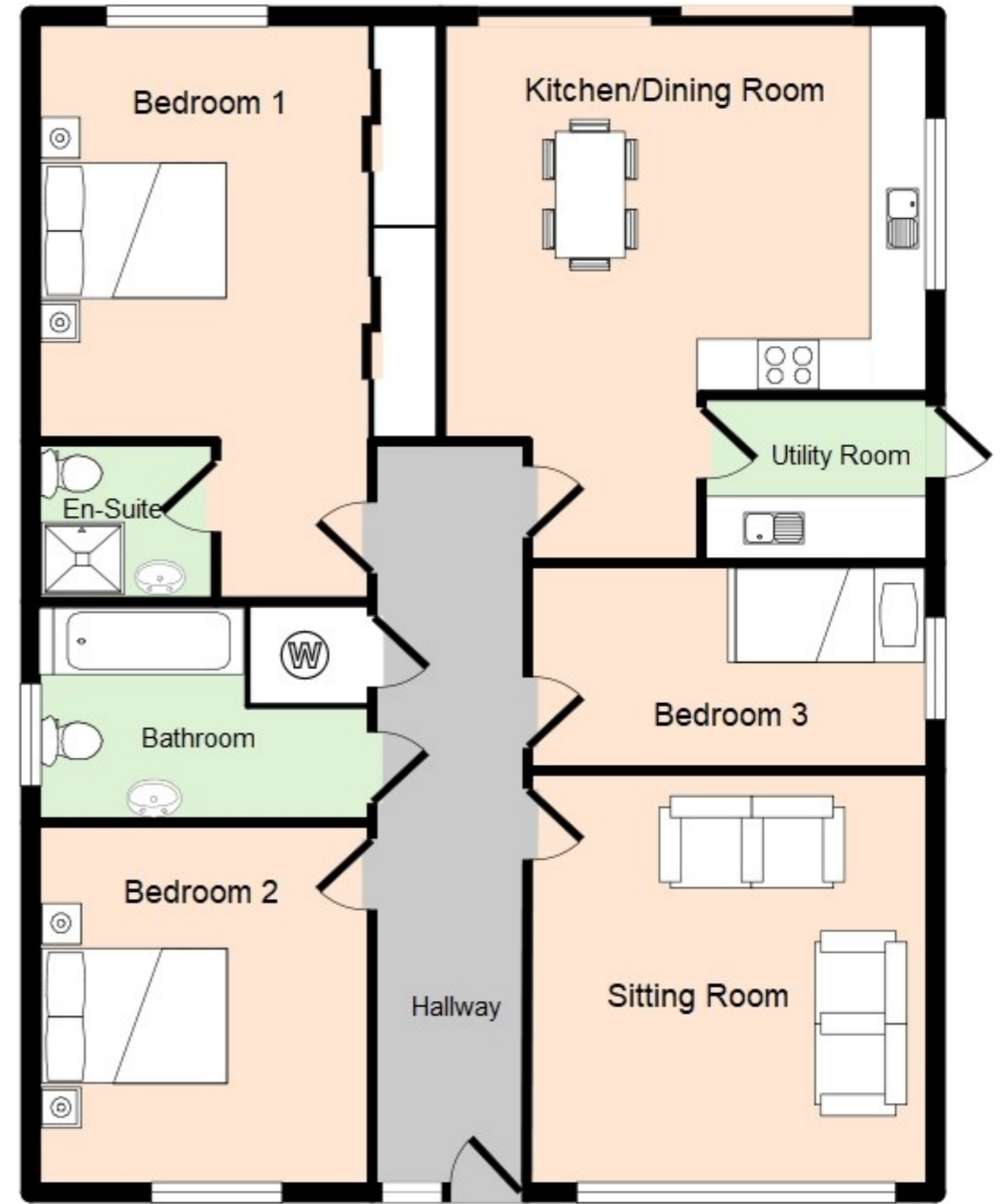
The heart of the home lies in the open-plan kitchen/dining room, where conversations flow effortlessly. Equipped with a utility area and sliding doors to the rear garden, it seamlessly blends indoor and outdoor living. A separate sitting room offers a cosy escape and somewhere to unwind.

Embracing sustainability, this home boasts energy-efficient design, complete with solar panels to power your eco-conscious lifestyle. With driveway parking and electric vehicle charging points, convenience meets sustainability. Outside, the enclosed rear lawn gardens invite leisurely moments under the open sky.

Nestled on a quiet no-through road, this haven is just moments away from local amenities and woodland walks, promising a lifestyle of tranquillity and convenience.







Kitchen/Dining Room	5.3m x 4.8m	Bedroom 2	3.6m x 3.3m
Sitting Room	4.1m x 4.0m	Bedroom 3	4.0m x 2.0m
Bedroom 1	5.7m x 4.0m		

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.

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 Sowerbys



Less than half an hour away, enjoy a leisurely stroll on Old Hunstanton beach.

“You're well located for the Sandringham Estate and the Norfolk coastline...”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water, drainage and gas.
Underfloor gas central heating by combination boiler. Solar panels.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

A. Ref:- 9310-3992-3320-2097-3305

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: ///

AGENT'S NOTE

Some images have been virtually staged with computer generated imagery.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL