



INTRODUCING

Plot 3, Oxborough Drive

South Wootton, Norfolk

SOWERBYS

Land & New Homes Specialists



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INTRODUCING

Plot 3, Oxborough Drive

South Wootton, Norfolk
PE30 3HZ

Four Bedroom Detached 'Eco-Home'

Principal Bedroom with En-Suite,
Dressing Room, and Built-In Wardrobes

Separate Sitting Room, Utility, and Cloakroom

Driveway Parking and Garage

Electric Vehicle Charging Point

Enclosed Rear Garden

Sociable Open Kitchen/Dining/Family Area

Accommodation Around 2,000 sq. ft.

Mains Utilities and Renewable Energy Source

SOWERBYS KING'S LYNN OFFICE

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Nestled amidst a charming granite gravel driveway, this contemporary brick and timber framed detached home offers a perfect blend of modern elegance and practical living. As you approach, the driveway provides convenient off-road parking, leading to integral garaging for added convenience. Timber gates at the rear ensure private access to a spacious and enclosed garden, perfect for family gatherings or a serene retreat.

Designed with the modern family in mind, Plot 3 boasts an efficient, stylish, and functional layout. At the heart of the home is a sociable open kitchen/dining/family area, fostering a warm and connected atmosphere for daily interactions. Adding to the convenience is a secret utility door, seamlessly blending with the decor, ensuring clutter remains out of sight. The cupboards feature motion-activated LEDs, illuminating automatically for ease of use. A large larder unit has been thoughtfully built to accommodate a coffee machine, kettle, stand mixer, and more, complete with a built-in microwave. The separate sitting room offers a quiet space for relaxation, while four well-appointed bedrooms, including a principal bedroom with an en-suite, dressing room, and built-in wardrobes, provide ample space for privacy and tranquillity.

With approximately 2,000 sq. ft. of accommodation, this home caters to every family need. The thoughtful design extends to practical amenities and is the ideal setting for a modern, comfortable, and sustainable lifestyle. Emphasizing its eco-friendly credentials, this house features 20 solar panels, drastically reducing energy costs and minimizing environmental impact. Designed to achieve an EPC A rating, it ensures maximum energy efficiency and superior thermal performance, keeping the home comfortable all year round.





The Developer

J England Construction is a respected local building company specialising in new build development.

With their expertise and reputation, they are well-known as construction experts. As a second-generation company, they bring a wealth of experience and knowledge to their projects, ensuring high-quality craftsmanship.

J ENGLAND
CONSTRUCTION LTD

Specification

External Finishes

- Slate Grey Roof Tiles over Anthracite Timber Cladding
- Anthracite UPVC Fascia's and Black Rainwater Goods
- Anthracite UPVC Doors, Flush Casement Windows and Aluminium Rear Sliding Doors
- Anthracite Roller Shutter Garage Door
- Up and Down Lights to Property and Garage
- Lawns laid to Lawn with Outside Tap
- Enclosed Timber Fencing to Rear Garden
- Locally Inspired Landscaping
- Light grey Indian sandstone paving
- Black Ice Granite Gravel Driveway
- 9.5Kw Inset Roof Solar Panels
- Electric Vehicle Charging Points

Internal Finishes

- White Walls and Ceilings
- White Painted Woodwork
- Oak Veneer Doors with brushed brass Ironmongery
- Light Oak Karndean flooring to Reception Rooms and Hallways
- Polished Concrete effect Luxury Vinyl Tile flooring to Wet Areas

- Beige Carpeting to Bedrooms
- Wall and Ceiling Lighting to include Feature Lighting and a mix of Pendant and Spotlights

Kitchen and Utility Finishes

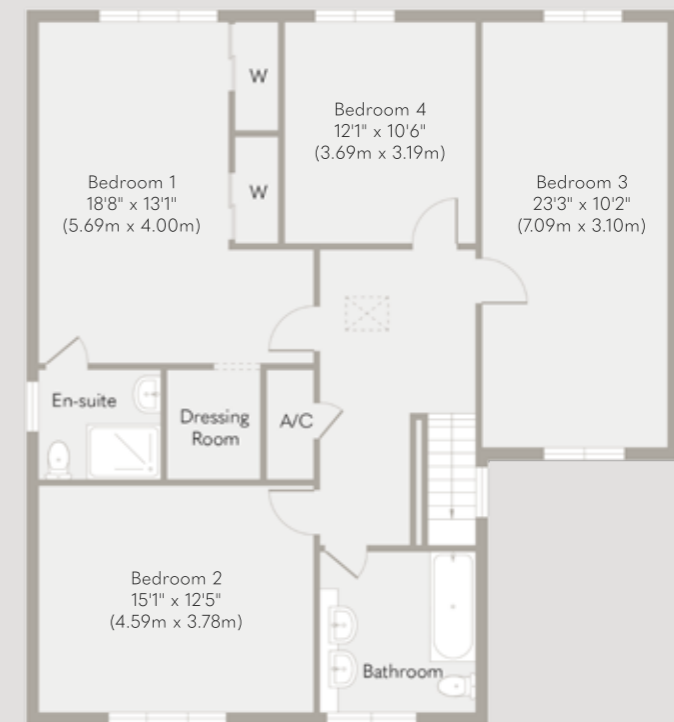
- Reid Green Shaker-Style Units with Gold coloured Ironmongery and Sage Green Island
- Carrera Marble Quartz Worktop throughout Kitchen and Egger Worktop in Utility Room
- Inset White Resin Sink with Gold colour Mixer Faucet
- Bosch Inset Induction Hob and Downdraft Extractor
- Bosch Integrated Oven, Fridge Freezer and Dishwasher
- Integrated Microwave in Larder Unit

Bathroom and En-Suite Finishes

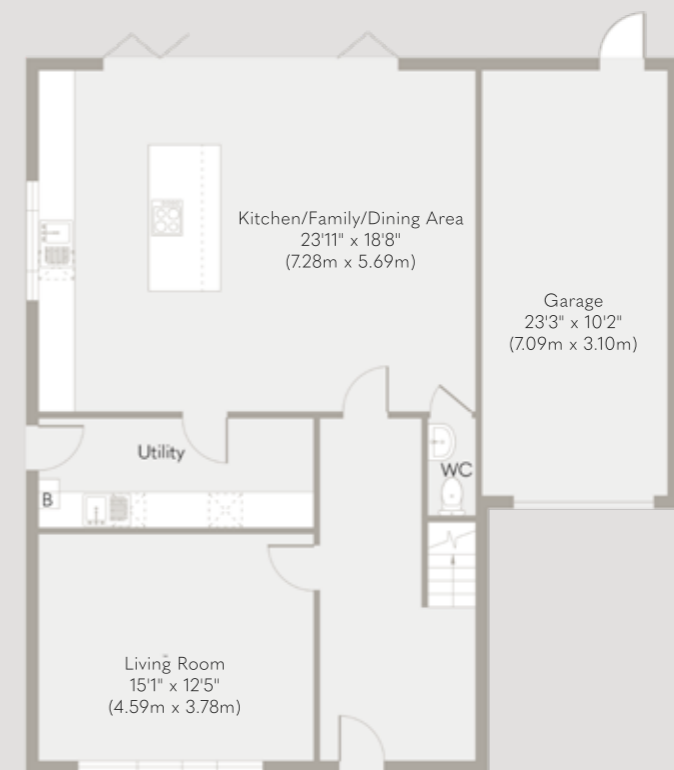
- White Sanitary Wear with Natural Oak Effect Vanity Units and Brushed Brass Taps
- Porcelain Stone effect Wall Tiles
- Backlite Wall Mirror and Shaving Point

General Information

- 10 Year White & Eddy Professional Consultants Certificate
- Manufacturer's Warranty on Appliances



First Floor



Ground Floor

Total Approximate Floor Area
2,294 sq. ft (213.04 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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South Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

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



“The ample enclosed rear garden may be your sanctuary for summer-time solace.”



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas central heating, with ground floor underfloor heating, via a combination boiler.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///kidney.regress.smiled

AGENT'S NOTE

Please note the images are of the neighbouring Plot 4.

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

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To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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