



THE STORY OF

111a Wootton Road

*King's Lynn, Norfolk*

SOWERBYS





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# 111a Wootton Road

King's Lynn, Norfolk  
PE30 4DJ

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Spacious and Versatile Layout

Modern Kitchen/Breakfast Room

Luxurious Principal Suite

Ample Accommodation

Integrated Storage

Expansive Outdoor Spaces

Dual Gated Entrance

Contemporary Family Living

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This beautifully presented home is a harmonious blend of style, space, and functionality. Set on a deceptively large plot, it offers a wealth of versatile spaces both inside and out, making it an exceptional offering for those seeking a home with a unique and contemporary character.

The ground floor features two generous reception rooms, both bathed in natural light and perfect for creating cosy or formal living areas. The sitting room and dining room offer a flexible layout to suit your lifestyle. At the heart of the home is a spacious and meticulously designed kitchen/breakfast room, ideal for everything from casual family meals to entertaining guests. Adjoining the kitchen, the boot room utility provides day-to-day practicality with clever design touches, including a dedicated dog shower.

Upstairs, the principal suite is a true retreat, complete with an en-suite shower room and a dressing room for added luxury. Two further double bedrooms provide ample accommodation for family and guests, while the family bathroom, with its over-bath shower, is a cosy and stylish space. Additional storage has been thoughtfully incorporated within the eaves.

The outdoor spaces are equally impressive, with a lawn that wraps around the home, and a charming wooden decked terrace creates the perfect space for outdoor dining or relaxation. Outbuildings include a triple oak-framed garage with electric doors, a summer house, and a workshop, providing endless options for storage, hobbies, or additional functionality.

With dual gated entrances offering substantial off-road parking and effortless access, this property combines exceptional practicality with timeless appeal. A truly remarkable home that perfectly balances comfort, elegance, and a sense of individuality.

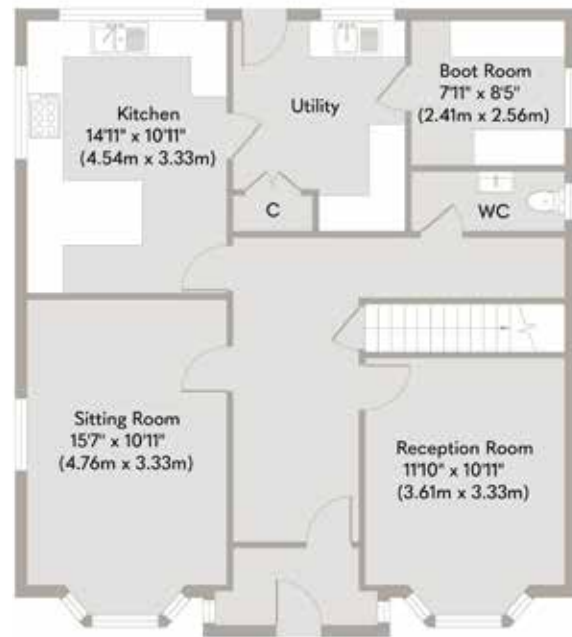




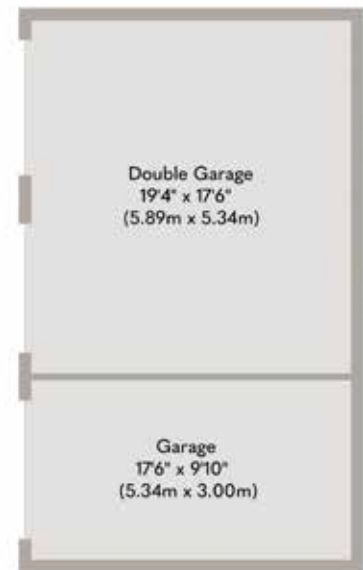




First Floor  
Approximate Floor Area  
748 sq. ft  
(69.52 sq. m)



Ground Floor  
Approximate Floor Area  
943 sq. ft  
(87.64 sq. m)



Summerhouse 11'2" x 6'8" (3.40m x 2.03m)



Outbuildings  
Approximate Floor Area  
714 sq. ft  
(66.36 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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# King's Lynn

AN HISTORIC MARKET TOWN  
IN WEST NORFOLK

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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



*Note from Sowerbys*



"111a Wootton Road is a truly remarkable home that perfectly balances comfort, elegance, and a sense of individuality."



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref: 9093-3944-5202-0284-8204

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: ///minerals.festivity.obviously

## AGENT'S NOTE

The access from Wootton Road is via a private drive over which this property has a right-of-way.

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 these Norfolk charities every time we sell a home

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for the homeless

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 **Cancer  
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