



THE STORY OF
1a Green Lane
South Wootton, Norfolk

SOWERBYS



THE STORY OF

1a Green Lane

South Wootton, Norfolk
PE30 3NT

Detached Modern Bungalow

Open-Plan Kitchen/Dining and Sitting Area

Principal Bedroom with En-Suite

Three Double Bedrooms

Spacious Garage and Ample Off-Road Parking

Private Low-Maintenance Rear Garden

Quiet and Secluded Location

Walking Distance to Local Amenities and a Short
Drive to Sandringham and the Norfolk Coast

No Upward Chain

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Approaching this sleek, modern Bungalow, a feeling of tranquillity envelops you. The same feeling that the current owners have loved and enhanced with the changes they have made, offering an ideal family home.

The open-plan kitchen, dining, and sitting area serves as the heart of the home, featuring a well-appointed kitchen with quartz worktops and a central island. The space feels cosy and inviting, with a log burner and ample natural light.

Off the central hall, which is designed to be disabled-friendly, you can access three bedrooms and a family bathroom. One of the bedrooms has been converted into a study but can easily be transformed back into a bedroom. The main bedroom at the rear of the property boasts built-in wardrobes and an en-suite bathroom.

The outside space is designed to be low-maintenance, with a minimalistic garden to the rear. The large patio area, complete with a gazebo over the hot tub, is perfect for outdoor dining and relaxation too.

The gravel drive and electric gate at the front provides secure parking spaces, as well as the garage.

This well-appointed bungalow is located on a quiet lane within walking distance to local amenities and a short drive to Sandringham and the Norfolk Coast and is being offered for sale with no onward chain.



Whatever the time of
year, it feels cosy yet
spacious...





Approximate Floor Area
1,369 sq. ft
(127.18 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 the Vendor



1a Green Lane- rear garden.

“We’ve found the peace and quiet around here very relaxing, and love how close it is to King’s Lynn.”



SERVICES CONNECTED

Mains water, electricity and drainage.
Air-source heating with underfloor heating throughout.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2100-4403-0132-1475-3843

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: ///waged.dressing.podcast

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SOWERBYS

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Journey

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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