



THE STORY OF
Cornerways

South Wootton, Norfolk

SOWERBYS



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Cornerways

6 Birkbeck Close, South Wootton
Norfolk, PE30 3LH

Spacious Detached Bungalow

Generous Sitting Room

Well-Appointed Kitchen and Utility Room

Four Well-Proportioned Bedrooms.

Large Private Rear Garden

Ample Off-Road Parking with Garage

Gas Central Heating

Sought-After Location

No Onward Chain

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Located in a peaceful cul-de-sac within the sought-after village of South Wootton, this delightful four bedroom detached bungalow offers an abundance of space, comfort, and charm. With no onward chain, this home is ready for its next owners to move in and make it their own.

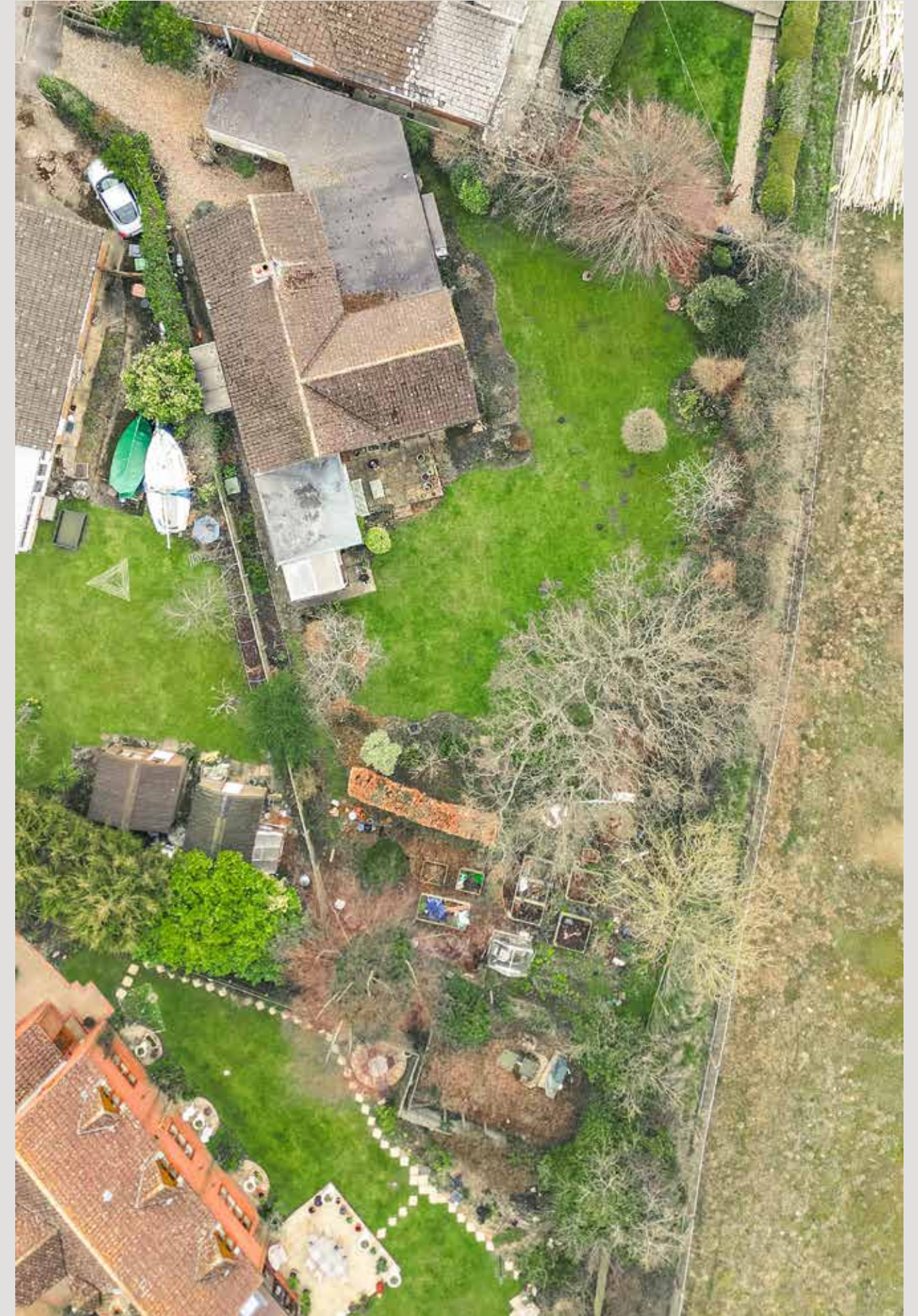
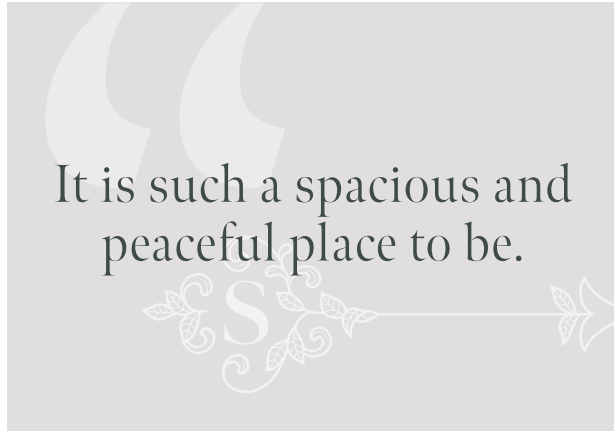
Inside, a welcoming hallway leads into an expansive lounge, complete with a characterful brick fireplace—an inviting space to unwind. Adjacent to the lounge is a cosy snug, featuring a charming bay window with a built-in window seat, offering views over the beautifully maintained rear garden.

The well-appointed kitchen provides a range of fitted units, a one-and-a-half bowl sink, and space for appliances, while the separate utility room offers further practicality with additional storage and access to the side of the property.

The four generously sized bedrooms all benefit from fitted wardrobes, while one enjoys direct access to the garden—perfect for embracing the outdoors. A family bathroom with a three-piece suite, along with a separate cloakroom, completes the accommodation.

Outside, the property continues to impress with a gravelled driveway secured by a five-bar gate, providing ample parking alongside a substantial garage (with light and power). The expansive rear garden is a true highlight, boasting a large lawn, mature trees and shrubs, a vegetable patch, and patio seating area—ideal for entertaining or relaxing in the tranquillity of nature. A shed and greenhouse offer additional storage for keen gardeners too.

This is a rare opportunity to secure a spacious home in a prime location—early viewing is highly recommended.





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.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-9734-1620-6409-0908-2202

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: ///dome.shrubbery.propose

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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