



THE STORY OF

# 39a The Howards

*North Wootton, Norfolk*

SOWERBYS





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# 39a The Howards

North Wootton, Norfolk  
PE30 3RS

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Prime North Wootton Location

Detached, Spacious Family Home

Cosy Sitting Room with Wood Burner

Open-Plan Kitchen/Dining Area

Private Rear Garden

Direct Access to Woodland Walks

Peaceful, Long-Standing Neighbourhood

Walk to Shops, Park, surgery and More

Easy Reach of North Norfolk Coast

Immaculately Maintained Since New

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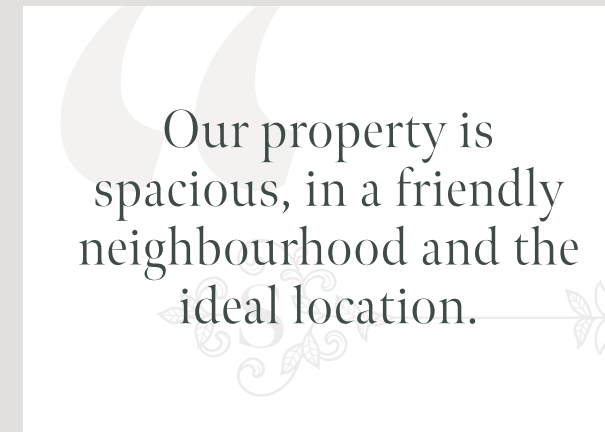
Tucked away in one of the most popular pockets of North Wootton, 39a The Howards is a beautifully presented, detached family home that offers a lifestyle of peace, space, and community. From the moment you arrive, this home welcomes you with a sense of calm and charm, set against the backdrop of quiet woodland walks and friendly, long-standing neighbours.

Having been cherished by its current owners since new, the home is impeccably maintained and thoughtfully laid out. The spacious sitting room becomes the heart of the home in winter, where a glowing wood-burning stove adds warmth and character. Picture yourself curled up here, gazing out to the garden, where birds nest in a lovingly placed bird box — a small but special reminder of nature's presence.

The kitchen and dining area are ideal for family life or entertaining, with generous space and practical flow. Upstairs, well-sized bedrooms provide restful retreats, and with multiple bathrooms, busy mornings are a breeze. The home offers not only space but a quiet serenity — a rare combination in such a well-connected location.

Step outside, and the garden invites you to unwind, dine al fresco, or simply watch the seasons change. Beyond the back gate lies a favourite feature — easy access to scenic woodland walks perfect for dog lovers and nature seekers alike.

Location is everything, and this home truly delivers. You're just moments from essential amenities — including a Tesco Express, pharmacy, post office, and highly regarded schools — while also enjoying swift access to the stunning North Norfolk coastline, with Sandringham and Holkham just a short drive away.







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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# North Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins).

One of the main attractions in North Wootton is the historic St. Mary's Church, which dates back to the 12th century and features stunning architecture and a tranquil churchyard. The village also boasts a lovely local pub where visitors can enjoy a refreshing drink and traditional British fare.

The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster

Whether you're interested in history, nature, or simply enjoying the tranquillity of the countryside, North Wootton and its surrounding areas offer something for everyone.



## Note from the Vendor



"The sitting room is great in winter when we have the wood-burning stove lit. From here, we can see the garden and the bird box, which has had several chicks over the years."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C, Ref:- 9651-3049-3204-4375-0204

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: ///punctual.projects.reduction

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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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