



THE STORY OF

28 The Birches

South Wootton, Norfolk

SOWERBYS



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28 The Birches

South Wootton, Norfolk
PE30 3JG

Popular Cul-de-Sac Location in South Wootton

Individually Designed Home on
a Substantial Double Plot

Open-Plan Kitchen/Dining Room
Leading to Garden Room

Bright Sitting Room with Sliding Doors

Four Bedrooms Including Principal with En-Suite

Self-Contained Annexe with Private Entrance

Private Rear Garden Backing onto Woodland

Lawned Front Garden with Ample Off-
Road Parking for Multiple Vehicles

Walking Distance to Local Amenities,
Schools, and Transport Links

Offered with No Onward Chain

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Tucked away in perhaps one of the most popular cul-de-sac locations in the charming and well-appointed village of South Wootton, 28 The Birches offers an exceptional opportunity to acquire a generous and immaculately presented family home set on a substantial double plot, backing directly onto tranquil woodland.

This individually designed residence stands among a collection of distinguished homes on a peaceful no-through road, each thoughtfully placed on expansive plots, with many benefitting from recent enhancements. No. 28 is no exception, having been meticulously maintained and tastefully appointed to offer versatile living space and an exceptional sense of privacy.

A spacious entrance hall, complete with twin double storage cupboards, creates a warm and elegant welcome. At the heart of the home lies the open-plan kitchen dining room, thoughtfully designed with generous work surfaces, a breakfast bar, and dual aspect windows. This sociable space flows beautifully into the garden room, a stunning light-filled retreat featuring a tinted glass roof, underfloor heating, a 5kW woodburner, and bi-fold doors opening onto the terrace, creating a seamless connection with the outdoors.

To the rear of the home, the sitting room provides a calm and inviting retreat. Twin full-height sliding doors open onto a raised terrace with views of the garden beyond, while a stylish feature fireplace adds warmth and character. This refined yet functional space is perfect for relaxing evenings or entertaining guests.

Upstairs, the light and airy landing leads to four bedrooms - three generous doubles and a single. The principal suite is a highlight, with floor-to-ceiling mirrored wardrobes and a sleek ensuite shower room.





“Our favourite spot
in the house is the
open plan kitchen/
conservatory.”





One of the property's most valuable assets is the self-contained annexe. With its own private entrance, kitchenette, and shower room, this versatile space is ideal for multi-generational living, visiting guests, or Airbnb hosting. It also lends itself well to use as a studio flat let or office accommodation, while remaining easily re-integrated into the main residence if desired.

Outside, the home is complemented by ample off-road parking for a multitude of vehicles, a neatly lawned front garden, and a beautifully private rear garden that opens directly onto established woodland, offering a peaceful and secluded outdoor sanctuary.

South Wootton is one of West Norfolk's most desirable villages, offering an excellent range of local amenities within walking distance including a pub, supermarket, post office, doctors' surgery, chemist, vet, takeaway, and hairdresser. Well-regarded primary schools are nearby, and both King's Lynn Golf Club and the Sandringham Estate are just minutes away, with the North Norfolk coastline a short drive beyond.



“We have loved the strong sense of community here, as well as the excellent local amenities and transport links.”





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



Entrance Hall

“We would describe our home as spacious, private and attractive...”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 2711-0181-3121-2125-3575

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: ///awestruck.state.galloped

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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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