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THE STORY OF
28 Oak Avenue
South Wootton, Norfolk

SOWERBYS



THE STORY OF

28 Oak Avenue

South Wootton, King's Lynn, Norfolk
PE30 3JQ

Offered Chain Free

Four Well-Proportioned Bedrooms,
Including Principal with En-Suite

Large Full-Depth Lounge with
French Doors to Garden

Versatile Dining Room and Study/Snug/Playroom

Generous Kitchen with Access
to Covered Side Walkway

Stylish Family Bathroom with Over-Bath Shower

Enclosed Lawned Garden Offering a Blank Canvas

Double Garage Ideal for Vehicles,
Storage or Workshop

Gravel Driveway with Parking for Multiple Cars

Quiet Cul-De-Sac Location in Popular
South Wootton Suburb

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Tucked away in a peaceful close within one of South Wootton's most sought-after settings, this beautifully presented four-bedroom detached home offers a delightful blend of space, flexibility and everyday ease—perfectly suited for modern family living.

From the moment you step through the front door, there's a genuine sense of light and flow. The welcoming entrance hall gently guides you into a series of thoughtfully arranged ground floor rooms, each ready to adapt to your needs. To one side, a formal dining room and a separate study offer versatile spaces—whether you're working from home, craving a peaceful reading corner, or dreaming of a playful snug for little ones.

At the rear of the home, the kitchen is both generous and well-considered, with ample storage and preparation space. A side door opens onto a covered walkway—a subtle yet practical detail that's perfect for muddy boots, paws, or bringing in the shopping on a rainy day.

The lounge, stretching the full depth of the property, is a true heart-of-the-home space. With its generous proportions and French doors that open onto the patio and garden, it's ideal for cosy evenings in or for letting the summer breeze drift through on warmer days.

Upstairs, four well-proportioned bedrooms await, each one bathed in natural light and offering the opportunity to make it truly your own. The principal bedroom enjoys a sleek en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with a shower over the bath.



Outside, the garden is neatly enclosed and predominantly laid to lawn—offering a wonderful blank canvas for outdoor play, vibrant planting, or peaceful relaxation. A double garage adds welcome flexibility for storage, hobbies, or even a workshop, and the gravel driveway provides ample parking for several vehicles.

Perfectly positioned on the edge of town, yet within easy reach of excellent schools, local shops, and convenient transport links, this is a home where comfort and practicality go hand in hand. Every detail has been considered, creating a space ready to welcome its next chapter—and the people who will call it home.





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 Sowerbys



“A space ready to welcome its next chapter...”

Reffley Wood, King's Lynn



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0330-2111-3480-2424-3155

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: ///robot.strumming.boarded

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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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