



THE STORY OF
Tenison
South Wootton, Norfolk

SOWERBYS



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Tenison

South Wootton, Norfolk
PE30 3NW

Chain Free

Traditional Carstone and Brick Bungalow

Bright Sitting Room with Triple-Aspect Windows

Well-Appointed Kitchen and Dining Area

Two Generous Double Bedrooms

Stylish Modern Shower Room

Private Garden with Timber Outbuilding

Desirable South Wootton Location

Near Coast and Town

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In the ever-popular South Wootton, just on the fringe of King's Lynn, this delightful carstone and brick bungalow offers an enticing mix of charm, comfort, and convenience. Set back on a generous yet manageable plot, this beautifully presented two-bedroom home provides a warm welcome from the moment you arrive.

Stepping inside, the sitting room takes centre stage at the front of the home - a light and airy space with triple-aspect windows, perfect for enjoying the ever-changing scenes beyond. Whether it's a morning coffee in the sunshine or a cosy evening with a book, this room has a timeless, relaxing feel.

The kitchen, thoughtfully designed opens into a dining area that feels effortlessly connected. Whether you're preparing simple meals or hosting loved ones, the layout supports both everyday life and those more special occasions. A separate store room offers additional practicality, adding to the home's overall sense of ease and functionality.

Two generously proportioned double bedrooms provide calm and comfort, each serviced by a contemporary shower room, stylishly finished for modern living.

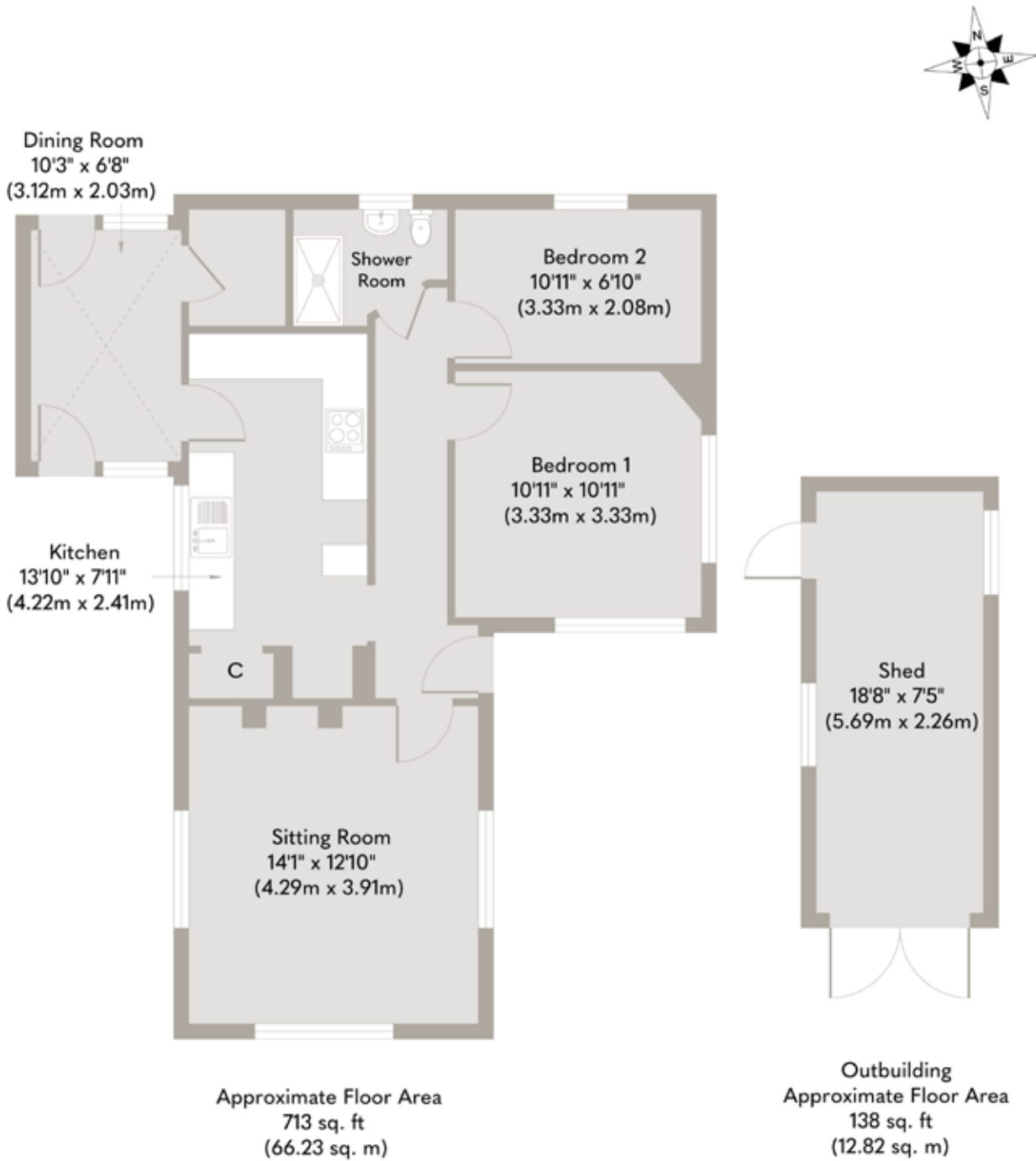
Outside, the rear garden is a true haven - largely laid to lawn with gentle planting that invites seasonal colour and wildlife. A substantial timber outbuilding sits neatly on hard standing, ideal for use as a workshop, studio or simply a place to potter and unwind.

South Wootton remains a sought-after location, blending village appeal with excellent connectivity. With swift access to the stunning North Norfolk coast, the royal Sandringham Estate, and all the amenities and transport links of King's Lynn, life here is perfectly poised between peaceful retreat and practical living.



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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



“...this delightful carstone and brick bungalow offers an enticing mix of charm, comfort, and convenience.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///carpets.flask.alternate

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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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