



THE STORY OF
43 Willow Road
South Wootton, Norfolk

SOWERBYS



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43 Willow Road

South Wootton, Norfolk
PE30 3JN

Beautifully Updated 60s/70s Home
with Retro-Modern Styling

Light-Filled Open Plan Living and Dining Area

Contemporary Kitchen with
Rustic Shelving and Pantry

Three Spacious Double Bedrooms

Garden Room Ideal for Relaxing or
Multi-Generational Living

Newly Added Entrance Porch
for Everyday Practicality

Generous Garage, Workshop
and Off-Road Parking

Mature Lawned Garden with Established Borders

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A beautifully curated home where retro charm meets contemporary comfort, nestled in the leafy tranquillity of South Wootton.

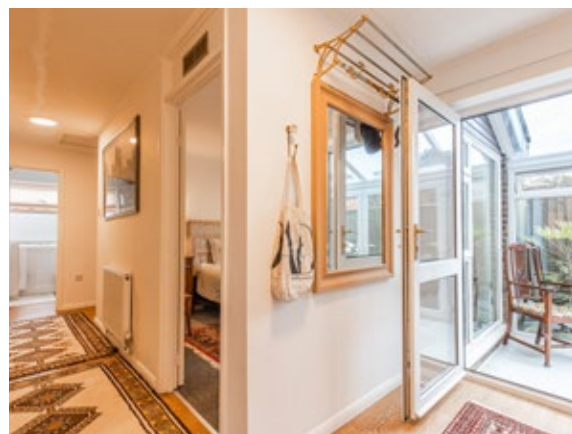
There's a distinct warmth and character to this home - the kind that gently welcomes you the moment you step inside. Thoughtfully updated by its current owners, this is a property that has embraced its mid-century roots, celebrating the best of its original design while introducing clever modern enhancements for everyday ease and enjoyment.

A newly added entrance porch creates a wonderfully practical space for daily comings and goings — a bright and airy area that not only offers a home for coats and boots, but also allows natural light to spill softly into the heart of the home.

Step further in, and the open-plan living and dining area reveals itself: a beautifully light-filled space with generous glazing that invites the outdoors in. It's a room that feels calm and comfortable all year round — wonderfully private, yet positioned just right to watch the quiet rhythm of the world beyond your window.

The kitchen is a particular highlight — elegant yet informal, with a stylish blend of modern cabinetry below and rustic open shelving above. It's a space designed as much for joy as it is for function, with a walk-in pantry and cleverly considered storage ensuring everything has its place — leaving the main kitchen area refreshingly open and welcoming.

Practicality continues through the home, with a separate WC thoughtfully retained alongside the newly refurbished shower room, now complete with its own WC for added flexibility. Each of the three double bedrooms offers excellent proportions, but one in particular extends into a charming garden room — a peaceful spot to retreat to with a book or a morning coffee, sheltered from the elements but still delightfully connected to the garden beyond.





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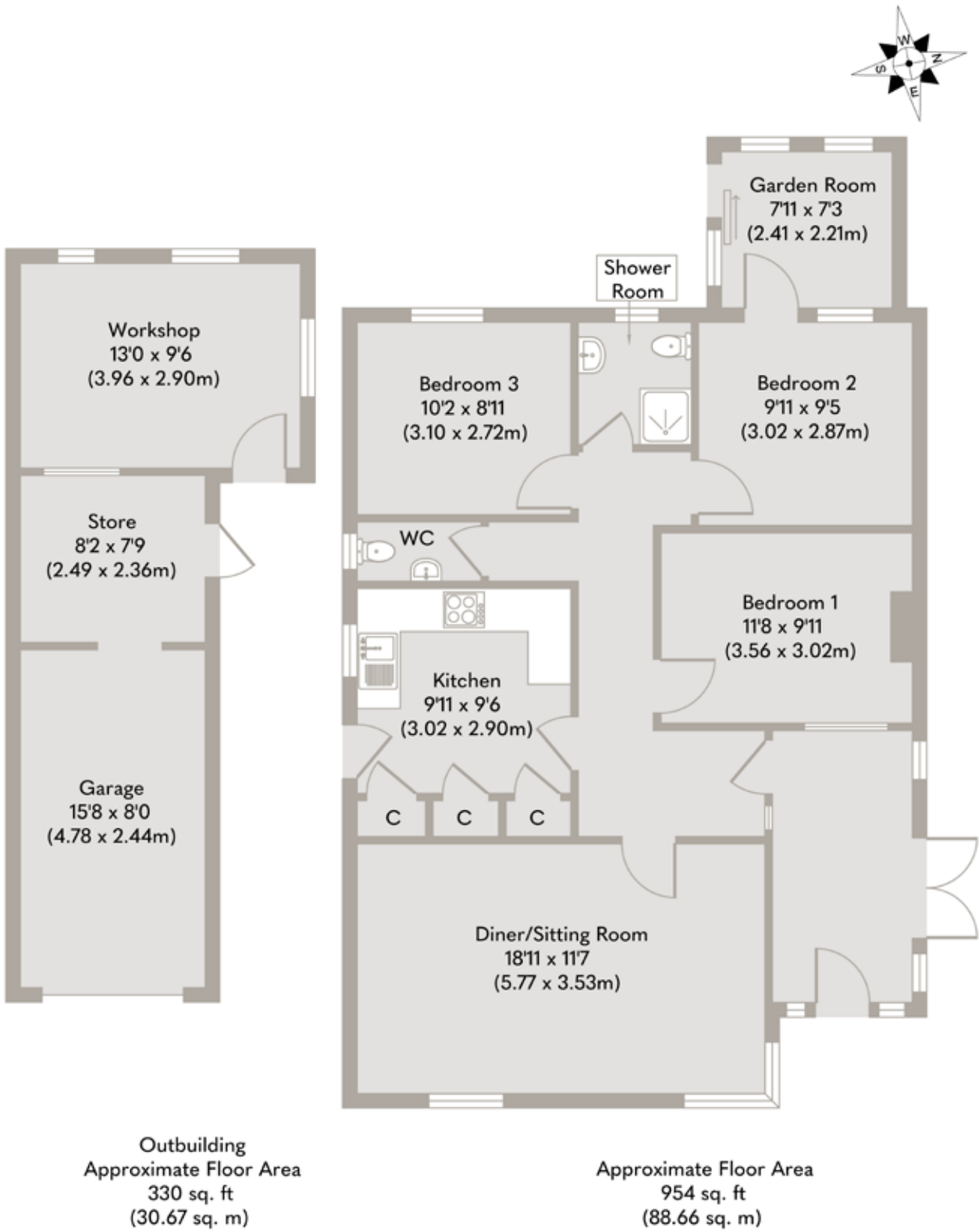


Outside, the home continues to impress. A generous garage, workshop, and storage area provide ample space for hobbies or simply keeping life organised, while off-road parking for multiple vehicles ensures convenience for family and guests alike.

The garden is a true sanctuary - largely laid to lawn, with mature borders of flowering shrubs and trees that shift beautifully with the seasons. Whether you're pottering, playing, or simply unwinding, it's a space that invites you to slow down and savour the moment.

All of this is quietly tucked away in the desirable suburb of South Wootton, on the edge of King's Lynn - offering the perfect balance of leafy village charm with easy access to the town, coast, and wider Norfolk countryside.





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 beautifully curated home where retro charm meets contemporary comfort, nestled in the leafy tranquillity of South Wootton.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating. The property also benefits from EV charging

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 2612-1419-8515-2121-5691

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: ///gushes.clarifies.sparrows

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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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