



THE STORY OF

331 Wootton Road

King's Lynn, Norfolk

SOWERBYS



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331 Wootton Road

King's Lynn, Norfolk
PE30 3AX

Spacious Four Bedroom Chalet
Bungalow in a Prime Location

Over 1,700 sq. ft. of Flexible, Well-
Presented Living Space

Beautiful Kitchen/Breakfast
Room with Garden Views

Generous Sitting Room with Elevated
Views Over the Garden

Two En-Suite Bedrooms and
Additional Shower Room

Well-Maintained Private Rear
Garden with Large Patio

Double Garage with Electric Doors
Plus Powered Workshop

Ample Parking via a Sweeping Driveway
Set Well-Back From the Road

Desirable Area Close to Schools and Amenities

No Onward Chain

SOWERBYS KING'S LYNN OFFICE

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Set well back from the road on a generous and mature plot, this beautifully presented four-bedroom chalet bungalow on Wootton Road offers over 1,700 sq. ft. of flexible, light-filled living space. With a versatile layout, modern comforts, and a prime position in one of the town's most sought-after areas, this is a home that truly adapts to your lifestyle.

The accommodation is thoughtfully arranged, with a sense of flow and space throughout. At the heart of the home lies a superb kitchen/breakfast room, beautifully appointed in a shaker style with granite work surfaces, offering generous space for cooking, gathering, and relaxed everyday dining. The kitchen is further complimented by a spacious utility/boot room accessed via the rear lobby.

From the kitchen, the home flows into a separate dining room - perfect for entertaining or adaptable as a second sitting room or home office. Double doors open into the main lounge which is a wonderfully calming space with elevated views over the garden, ideal for quiet evenings or welcoming guests.

There are four bedrooms in total, set across two floors. The principal ground-floor bedroom benefits from fitted furniture and a range of wardrobes, a modern en suite, and delightful garden views. Two further ground-floor bedrooms - each with built-in storage - are served by a stylish shower room, while a fourth bedroom, currently used as a study, offers great flexibility. Upstairs, a spacious en suite bedroom enjoys a walk-in wardrobe, air conditioning, and serene views over the garden from its elevated position - along with ample eaves storage into a loft space which provides scope for conversion (STP)





To the rear, the private garden is beautifully maintained - mainly laid to lawn with mature borders and a generous patio area that's ideal for summer entertaining. A deep frontage with established planting and a Lime hedge provides privacy from the road, while a sweeping driveway leads to a double garage with electric doors and a separate powered workshop, perfect for hobbies or further potential (STP).





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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King's Lynn

A HISTORIC MARKET TOWN
IN WEST NORFOLK

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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



"A deep frontage with established planting and a Lime hedge provides privacy from the road."



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: insisting.fresh.went

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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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