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THE STORY OF

# 5 Heather Close

*North Wootton, Norfolk*

SOWERBYS



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# 5 Heather Close

North Wootton, Norfolk  
PE30 3RH

Spacious and Well-Appointed Link-  
Detached Single Storey Home

Meticulously Renovated by the Current Owners

Stylish and Spacious Open-Plan Kitchen/Dining

Three bedrooms, Including  
Two Generous Doubles

Bright and Airy 22' Sitting Room with  
Garden Views and Woodburner

Utility Room with Access to Side and Garage

Beautifully Landscaped Gardens  
with South-Westerly Aspect

Bespoke Insulated Garden Room/Studio

Driveway Parking and Garage

Corner Position Within Peaceful  
Cul-de-Sac Location

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A beautifully renovated home in a tranquil village setting, backing onto woodland and finished to an exceptional standard throughout.

Tucked away in the quiet, leafy enclave of Heather Close, this elegant three-bedroom link-detached bungalow offers a rare opportunity to acquire a fully renovated and thoughtfully extended home in the heart of North Wootton - one of West Norfolk's most popular villages.

The property has been comprehensively upgraded and extended by the current owners over the past 11 years, resulting in a spacious, high-quality home that is as practical as it is beautiful.

Step through the front door into a welcoming hallway, where natural light and calm tones immediately set the tone. To the left, a generous 22ft sitting room provides an inviting space to relax, while to the rear, a stunning open-plan kitchen/dining room has been extended to create a bright and stylish hub of the home - perfect for entertaining or everyday living.

Each of the three bedrooms is well-proportioned, with two generous doubles and a comfortable single, ideal for guests or a home office. A modern family bathroom features quality fittings and a soothing aesthetic.

The standout feature of this home is undoubtedly the bespoke garden room, slightly elevated and flanked by decking and nestled in the corner of the landscaped, south-westerly facing garden. Whether you're working from home, unwinding with a book, or enjoying a glass of wine as the sun sets, this space offers peace and privacy in equal measure.



We've loved the peace,  
quiet and tranquillity of  
living here.





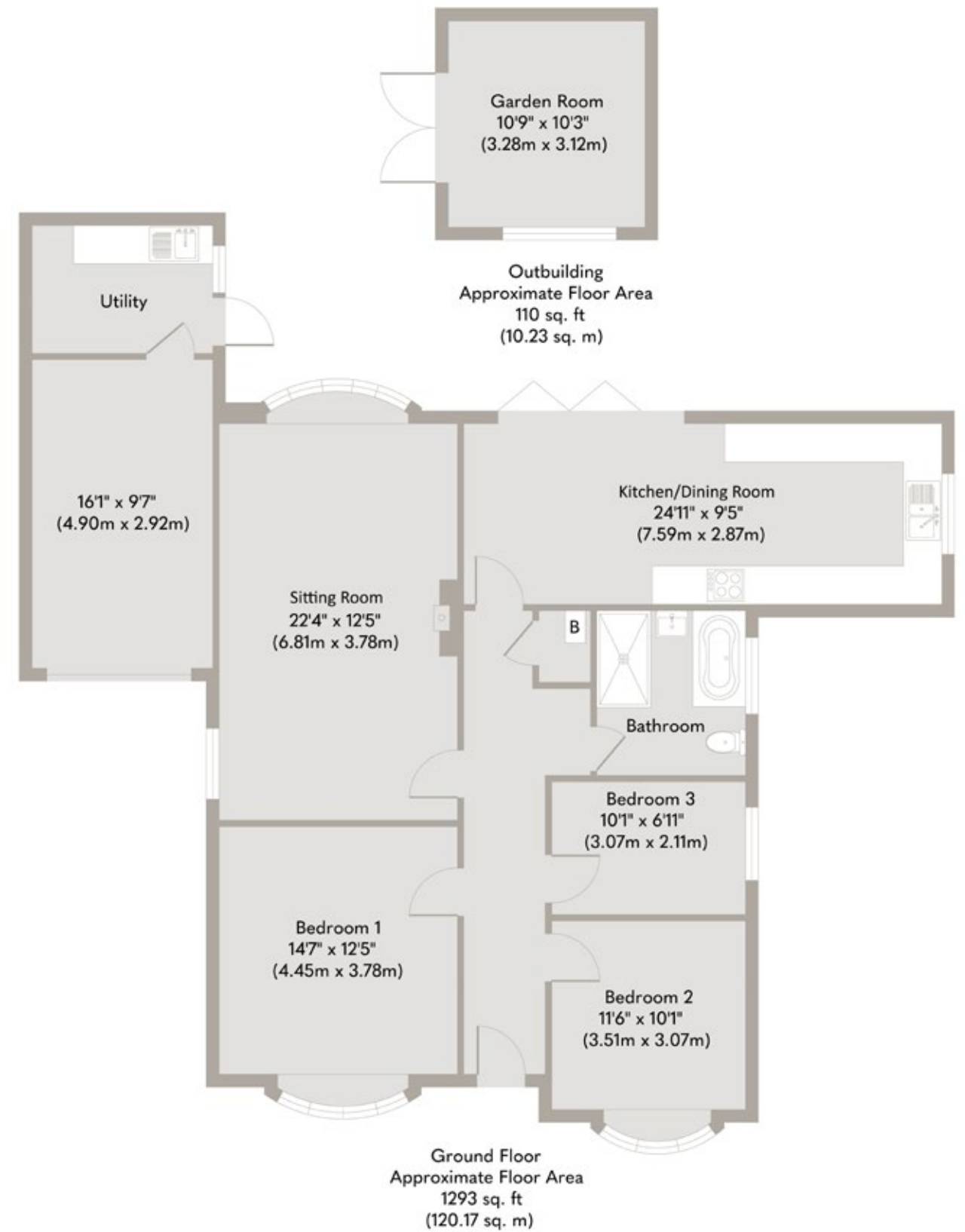
The garden room is our favourite spot - it's wonderful looking out over the garden.





We often walk through the woods behind the house to Castle Rising, finishing with a meal and a glass of wine at The Black Horse.





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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# North Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins).

One of the main attractions in North Wootton is the historic St. Mary's Church, which dates back to the 12th century and features stunning architecture and a tranquil churchyard. The village also boasts a lovely local pub where visitors can enjoy a refreshing drink and traditional British fare.

The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster

Whether you're interested in history, nature, or simply enjoying the tranquillity of the countryside, North Wootton and its surrounding areas offer something for everyone.



## Note from the Vendor



"It's a lovely, quiet location - the perfect place to call home."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 2161-3824-6171-4259-0215

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: ///onions.rainwater.quiet

## AGENTS NOTE

We are aware of a planning application which has been granted via appeal for construction of a new build chalet style property in the garden of No. 27 Little Carr Road - to the rear of 5 Heather Close.

Further information can be found via the Borough Council of King's Lynn & West Norfolk's planning portal : <https://online.west-norfolk.gov.uk/online-applications/> Reference : 23/01485/F

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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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