



THE STORY OF
5 St. Georges Terrace

Gooderstone, Norfolk

SOWERBYS



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5 St. Georges Terrace

Gooderstone, King's Lynn, Norfolk
PE33 9BT

Charming Three-Bedroom Semi-
Detached Village Home

Beautifully Landscaped Rear Garden
with Open Field Views

Bright Conservatory Overlooking the Garden

Separate Dining Room and Spacious Lounge

Ground Floor Bathroom and
First Floor Shower Room

Practical Utility Area with Additional Storage

Peaceful Location Within the
Village of Gooderstone

Walking Distance to Gooderstone Water Gardens

Close To Historic Oxburgh Hall
and Scenic Countryside

Easy Access to Swaffham and
King's Lynn for Amenities

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

Situated within the tranquil village of Gooderstone, this elegant three-bedroom semi-detached residence presents a rare opportunity to embrace the serenity of rural living, framed by uninterrupted views across open countryside. Immaculately maintained and thoughtfully arranged, the property exudes a quiet charm, seamlessly blending traditional character with the needs of contemporary life.

From the moment of arrival, a beautifully kept front garden offers a welcoming first impression, setting the scene for the calm and considered interiors within. The ground floor is designed for both comfort and practicality, with a spacious sitting room flowing into a bright and airy conservatory, a delightful space from which to enjoy the seasons and the picturesque garden beyond. A separate dining room offers a refined setting for entertaining, while the well-appointed kitchen leads through to a utility area and a ground floor bathroom, enhancing the home's everyday functionality.

Upstairs, the accommodation continues to impress. The principal bedroom is generously proportioned, complemented by a further double bedroom and a versatile third room, ideally suited as a nursery, home office or dressing room. A stylish shower room completes the first floor.

The rear garden is a true sanctuary, meticulously landscaped to provide a harmonious blend of formal planting, lawned areas and a sunlit patio, all bordered by far-reaching rural views. Whether enjoying morning coffee or entertaining into the evening, the setting is one of peace and natural beauty.

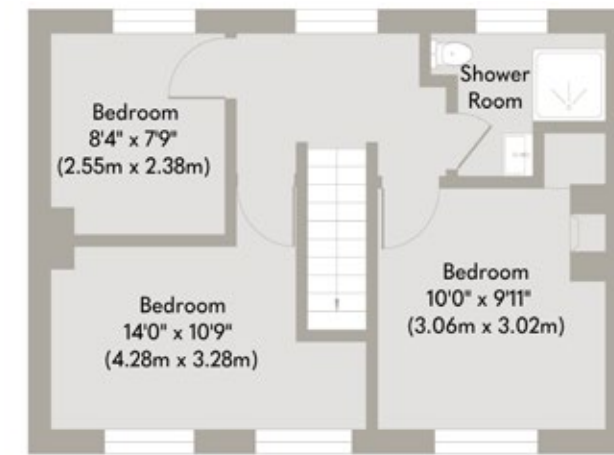
Located within easy reach of Swaffham, King's Lynn, Gooderstone Water Gardens and Oxburgh Hall, this home offers countryside living with excellent local connections.



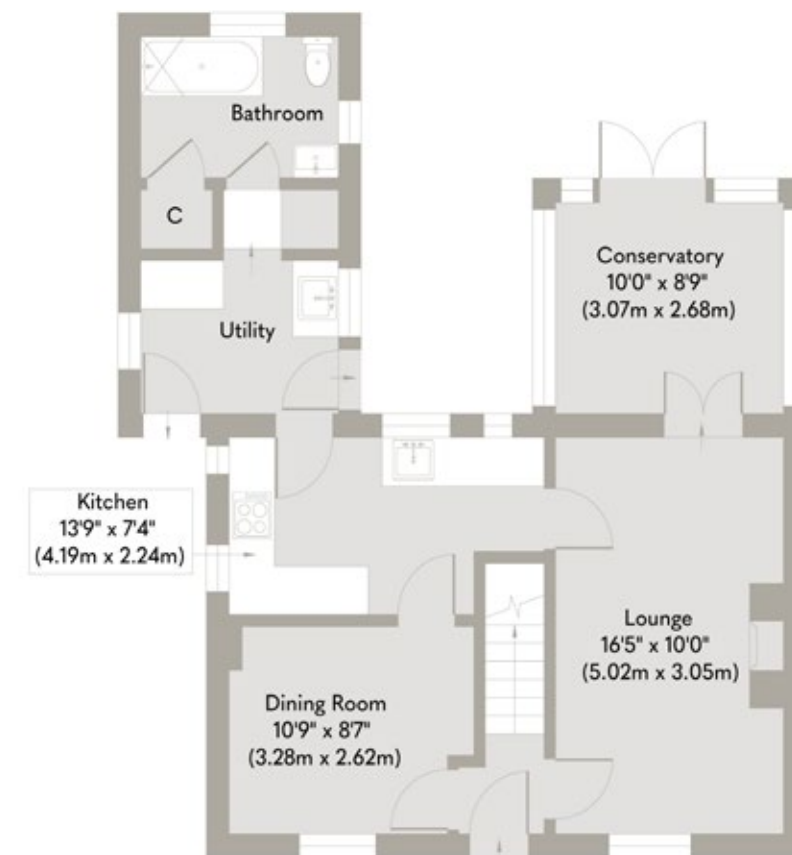


The accommodation offers flexibility, with a third bedroom well suited as a nursery, home office or dressing room.





First Floor
Approximate Floor Area
399 sq. ft
(37.06 sq. m)



Ground Floor
Approximate Floor Area
637 sq. ft
(59.17 sq. m)

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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Gooderstone

TRADITIONAL VILLAGE CHARM

Tucked away in the Norfolk countryside, Gooderstone is a traditional village with a warm, welcoming community, just 6 miles from the bustling market town of Swaffham.

At its heart is the charming St. George's Church, complete with a 13th-century Norman tower. A mobile Post Office visits several times a week, keeping village life connected.

Opposite the church is the much-loved Swan Inn, a cosy village pub that's a hub of activity. From informal folk and acoustic jam nights to a monthly quiz, weekly singing group, craft club, and regular coffee mornings, there's always something happening.

Families are well catered for with an OFSTED-rated Outstanding primary school and a local pre-school.

A real hidden gem, Gooderstone Water Gardens offers six acres of peaceful gardens to explore. A favourite with locals and visitors alike, it's perfect for a wander, a cuppa in the Tearoom, or a moment of calm. Open all year round and dog-friendly too.

Nearby Swaffham has everything you could need – supermarkets including Waitrose, Tesco and Asda, great places to eat and shop, excellent schools, doctors' surgeries and plenty of sports and leisure options, including a top golf course. Don't miss its popular Saturday market and historic landmarks like The Buttercross.

With rail links at Brandon (12 miles) and Downham Market (13 miles), Gooderstone offers the charm of village life with convenience close at hand – ideal for those who want the best of both worlds.



Note from the Vendor



“What first captured me was the garden, it backs directly onto open fields and offers a sense of space and freedom that's hard to match.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2577-7000-2090-7055

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: ///dynasties.blurs.asked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

