



INTRODUCING

382 Wootton Road

King's Lynn, Norfolk

SOWERBYS



THE STORY OF

382 Wootton Road

King's Lynn, Norfolk
PE30 3EA

Detached Family Home in a Desirable Location

Three First-Floor Bedrooms Plus
Converted Loft Room

Spacious Bay-Fronted Sitting Room

Delightful Kitchen/Dining Room

Bright Garden Room Opening onto the Rear Patio

Landscaped Rear Garden with
Lawn and Seating Areas

Detached Garage/Workshop
with Gated Side Access

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



A beautifully balanced family home offering space, versatility, excellent potential and a stunning landscaped garden - all within one of King's Lynn's most desirable locations.

Set back from Wootton Road and accessed via a large brickweave driveway, this charming and generously proportioned detached home immediately conveys a sense of welcome and seclusion. A tall, manicured hedge lines the front boundary, ensuring an excellent degree of privacy and an elegant first impression, while the driveway provides ample off-road parking and gated side access to a detached garage/workshop positioned to the rear.

Inside, the home unfolds with effortless flow. An extended brick entrance porch opens into a bright entrance hall, leading to a spacious bay-fronted sitting room - ideal for cosy evenings or hosting family gatherings.

The adjoining dining room and kitchen form the natural heart of the home, with garden views and an excellent layout for family life. A delightful garden room with double doors to the patio, along with a ground-floor cloakroom, adds everyday convenience and flexibility.

Upstairs, the first floor offers three well-proportioned bedrooms - two generous doubles and a comfortable single - served by a family bathroom. From the second bedroom, stairs rise to a converted loft room, creating a potential fourth bedroom, home office or tranquil retreat with elevated views.





... beautifully balanced family home offering space, versatility and excellent potential...



Outside, the landscaped rear garden is a genuine highlight. A carefully crafted combination of mature planting, open lawn, and peaceful seating areas invites both entertaining and quiet contemplation. Whether it's family barbecues, children's play, or morning coffee among the trees, this garden is a private sanctuary designed to be enjoyed year-round.

Perfectly positioned on the prestigious Wootton Road, this home combines privacy and space with convenience - moments from excellent local schools, amenities, and transport connections to Cambridge, London, and the stunning North Norfolk coast.





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



“...leading to a spacious bay-fronted sitting room - ideal for cosy evenings or hosting family gatherings.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

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: ///strutting.unsigned.daring

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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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

