



Introducing
Wootton Road, Gaywood

SOWERBYS

A spacious, well presented, three-bedroom Edwardian home with two well-proportioned reception rooms, modern kitchen, conservatory/utility, cloakroom, and family bathroom. The property has a good size front and rear garden with two garages and a shed, all with power.

Upon entry you are greeted with a light and spacious entrance hallway typical of this period of home. Leading to a living room and dining room, both newly carpeted with bay fronted windows.

The galley style kitchen has modern units, Integral oven, and gas hob with plenty of storage leading to the conservatory/utility area with plumbing for white goods.

Another benefit of the home are the well-proportioned rooms with two being double in size and one being single, all with new carpet and decoration in tune with the rest of the property. The family bathroom is well presented with shower over the bath.

The outside benefits from two parking spaces, two garages and a shed with a fully gated and enclosed rear garden laid to lawn and patio. The property makes an ideal family home and combines the benefits of a larger period home with modern fixtures and fittings and is available for a long-term tenancy early December.

KING'S LYNN

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much-filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college, and a library. The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

AGENT'S NOTE

No pets.

Photographs taken prior to current tenancy.

Parking is located to the rear of the property, accessed via a side track.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

LOCATION

What3words: ///urban.dorms.popular



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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