



396 Wootton Road, King's Lynn PE30 3EA

£425,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

Positioned along the highly desirable and much sought-after Wootton Road, this impressive detached family home offers space, flexibility and a wonderful lifestyle setting. With generous accommodation, ample off-road parking, a garage and a beautifully established rear garden, it's a property that effortlessly ticks the boxes for growing families looking to settle in one of the area's most popular locations.

From the moment you arrive, the home makes a strong first impression. Its generous frontage not only sets the property back from the road, but also provides extensive parking for both residents and visiting guests. Attractive kerb appeal hints at the space and comfort waiting inside.

Step through the entrance porch, the perfect spot for muddy boots, coats and umbrellas after weekend walks, before continuing into a welcoming entrance hall that immediately sets the tone for the rest of the home.

The ground floor accommodation offers superb versatility for modern family living. To the front of the property, a beautiful bay-fronted reception room is currently used as a home office and studio. Flooded with natural light, it provides a calm and inspiring space to work, read, or simply relax. To the rear, the home truly comes to life. The living room, dining room and conservatory combine to create a wonderfully sociable environment where family life can unfold naturally. Whether it's cosy movie nights, lively dinner parties, or traditional Sunday roasts with loved ones, this interconnected living space provides the perfect backdrop for making lasting memories.

At the heart of the home is the kitchen/breakfast room, a practical and welcoming space designed for the rhythm of everyday life. It's ideal for busy mornings, homework after school, quick mid-week suppers, or relaxed weekend breakfasts with coffee before the day begins. A handy pantry provides additional storage, ensuring everything has its place, while a convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the sense of space continues. A bright and airy landing leads to four well-proportioned bedrooms. The principal bedroom is a particularly attractive bay-fronted double and benefits from a fully fitted bedroom suite offering excellent wardrobe and storage space. Bedrooms two and three are also generous doubles with further built-in storage, while bedroom four, a single, offers flexibility as a nursery, home office, dressing room or hobby space depending on your needs.

Outside, the beautifully maintained rear garden is a true highlight of the home. Carefully nurtured over the years, it bursts into life throughout the spring and summer months. Mature planting and colourful flower beds create a wonderfully peaceful setting, while the lawn provides plenty of space for children and pets to play. The current owner has two favourite spots: relaxing beneath the cascading wisteria with a good book and a refreshing drink, and spending time in the charming potting shed tending to seedlings and nurturing new blooms. The garden enjoys excellent privacy, making it the perfect place to unwind, entertain or simply enjoy the changing seasons.

This is a home designed for family life, spacious, welcoming and full of potential. A place where you can move straight in, start making memories immediately, and gradually personalise over time to create the home you've always dreamed of.

A property of this size, character and location is sure to attract strong interest, so early viewing is highly recommended.

Tenure: Freehold

Property Type: Detached House

- Detached Family Home
- Three/Four Bedrooms
- Versatile Living Accommodation - Multiple Reception Rooms
- Sought After Location - Set along Wootton Road
- Off-road Parking and Garage
- Wonderful Rear Garden
- Gas Central Heating
- Local Schools and Shops Close By
- Kitchen/Breakfast Room
- Conservatory

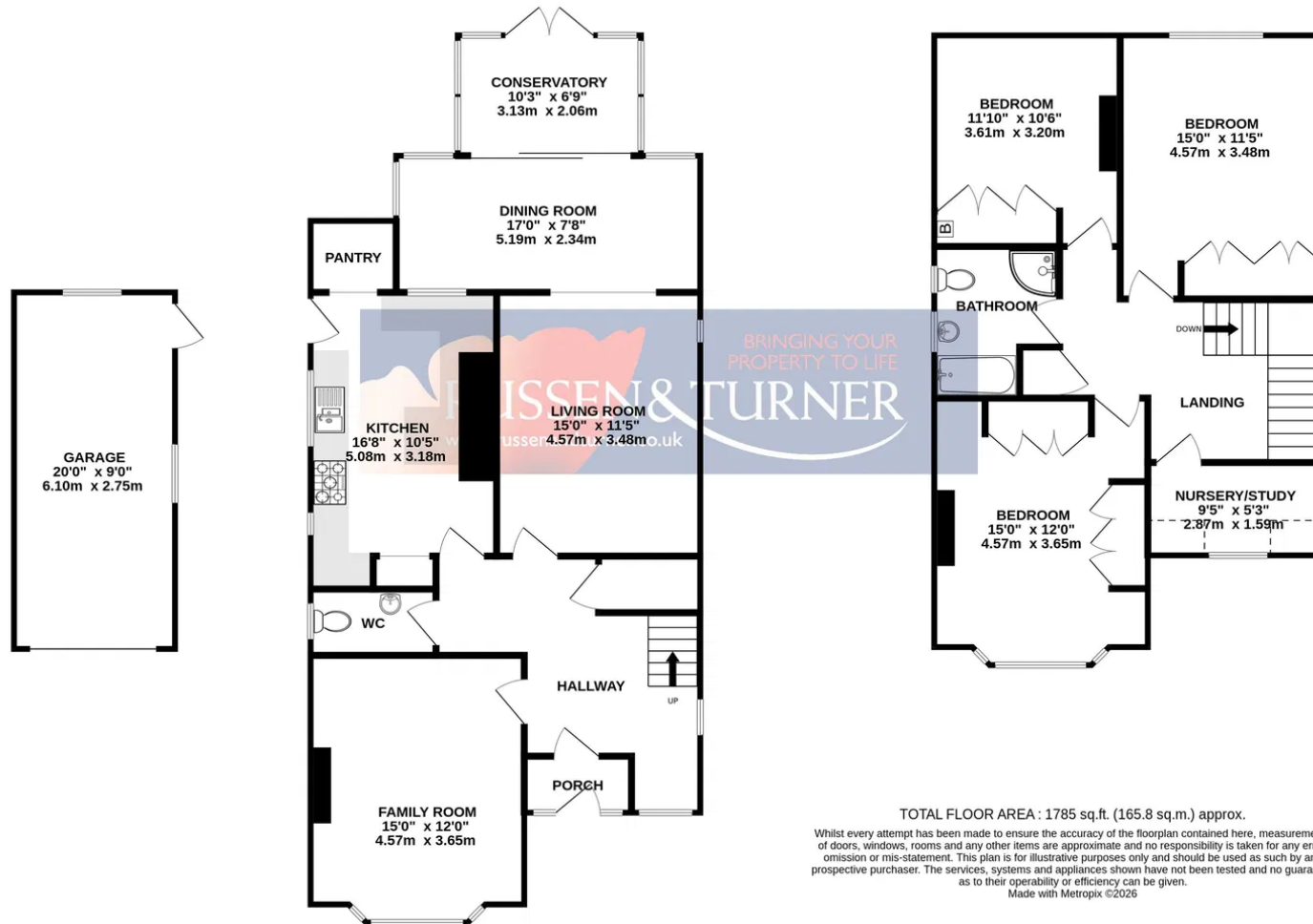
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3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.

1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1785 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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