



INTRODUCING

# 7 Langley Road

*South Wootton, Norfolk*

# SOWERBYS





THE STORY OF

# 7 Langley Road

South Wootton, Norfolk  
PE30 3UA

---

No Onward Chain

Desirable South Wootton Location

Very Well-Presented Throughout

Two Comfortable Bedrooms

Generous Sitting Room/Dining Area

Recently Added Full-Width Conservatory

Delightful Enclosed Rear Garden

Large Shed/Workshop

Separate Summer House

Tandem Driveway Plus Gated Parking

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Offered with No Onward Chain, this very well-presented two bedroom home enjoys a lovely position within the ever-popular village of South Wootton, combining comfortable, well-planned accommodation with delightful enclosed gardens, generous parking and a recently added full-width conservatory.

Arranged over approximately 803 sq. ft. the property has been thoughtfully maintained both inside and out, creating a home that feels immediately welcoming. The entrance hall leads through to a generous sitting room/diner, a bright and versatile reception space ideal for everyday living and relaxed entertaining. The separate kitchen is neatly arranged and practical, positioned to serve the main living areas with ease.

To the rear, the recent addition of a full-width conservatory is a real highlight. Extending to approximately 19'1" x 9'7", this impressive space draws in excellent natural light and creates a wonderful connection with the garden. Whether used as a second sitting room, dining area, garden room or quiet retreat, it adds superb flexibility and enhances the overall sense of space.

There are two comfortable bedrooms, both well proportioned, together with a family bathroom and useful built-in storage.

Outside, the property continues to impress. The rear garden is fully enclosed, delightfully presented and offers a private, manageable setting in which to relax, garden or entertain. A large shed/workshop provides excellent storage or hobby space, while the summer house offers further versatility - ideal as a peaceful reading spot, creative studio or garden escape.

To the front, a tandem driveway provides off-road parking, complemented by further secure gated parking, making the property especially practical for those with multiple vehicles, visiting family or additional storage needs.

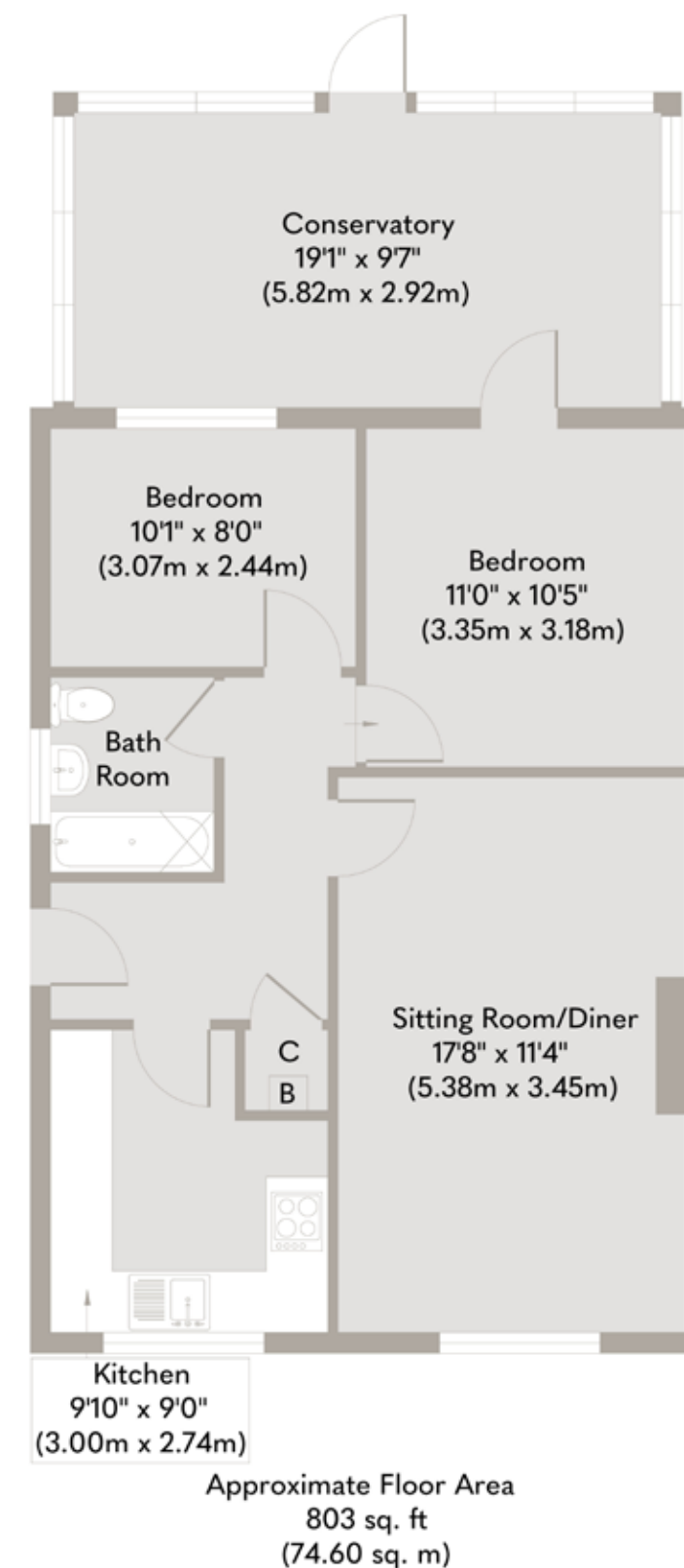




Beautifully maintained  
inside and out, this is  
a home designed for  
easy, comfortable village  
living.







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.

Copyright V360 Ltd 2026 | [www.houseviz.com](http://www.houseviz.com)



# South Wootton

## ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

Positioned on the northern edge of King's Lynn, South Wootton offers an enviable lifestyle that combines the convenience of town living with immediate access to some of West Norfolk's most beautiful countryside and coastline. Popular with families and professionals alike, the area enjoys a strong community feel alongside excellent everyday amenities, schooling and leisure facilities.

Life here is wonderfully well connected. King's Lynn railway station provides direct services to London King's Cross in approximately 1 hour and 40 minutes, making the area particularly appealing for those seeking a balance between countryside living and city accessibility. Nearby shopping centres, supermarkets, cafés and restaurants ensure everything needed for modern living is close at hand, while independent eateries and historic pubs across the town add to the area's character and charm.

Moments away, the Royal Sandringham Estate offers miles of woodland walks, cycling routes and open parkland to explore throughout the seasons, while the North Norfolk coastline lies within easy reach. From the expansive beaches at Brancaster and Holkham to the traditional seaside charm of Old Hunstanton, the coastline provides endless opportunities for sailing, golf, walking and dining by the sea.

For golf enthusiasts, King's Lynn Golf Club sits close by, with the renowned links courses at Hunstanton and Royal West Norfolk in Brancaster also within easy reach.

Steeped in maritime history, King's Lynn itself remains one of Norfolk's most architecturally rich towns. Medieval merchants' houses, cobbled lanes and landmark buildings such as the Custom House and King's Lynn Minster reflect centuries of trade and prosperity, while a thriving cultural scene, markets and riverside setting continue to make it one of the county's most vibrant and well-connected places to live.



### Note from Sowerbys



“Private enclosed gardens, versatile outdoor spaces and generous parking combine to create a wonderfully practical lifestyle.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 7300-8563-0622-0691-3663

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: ///riot.jazz.soonest

### AGENT'S NOTE

Please note, the property is subject to a Probate application which has been applied for in advance of the commencement of marketing

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

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

