



THE STORY OF

Pinetrees

South Wootton, Norfolk

SOWERBYS



THE STORY OF

Pinetrees

110 Grimston Road, South Wootton, King's Lynn,
Norfolk, PE30 3NS

Detached Three Bedroom Bungalow

Impressive South-Facing Rear Garden

Spacious Kitchen and Garden Room

Principal Bedroom with En-Suite

Dining Room with Log-Burning Stove

Bright and Generous Sitting Room

Underfloor Heating

Ample Off-Road Parking

Detached Single Garage

Convenient for King's Lynn and Sandringham

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Pinetrees is set back behind an expansive gravelled frontage, there is ample parking alongside a detached garage, while the established surroundings give the property a pleasing sense of space.

Inside, the accommodation has evolved thoughtfully over the years, creating a home particularly well suited to modern life. The sitting room is an inviting retreat, with its curved bay window bringing in plenty of natural light, while further along the hallway the dining room has a character all of its own. A log-burning stove provides a welcoming focal point during the colder months, with French doors leading onwards towards the garden room and the rear of the house. The kitchen opens into the substantial garden room, creating a wonderfully sociable arrangement where cooking, conversation and relaxation naturally come together. Generous granite work surfaces provide plenty of preparation space, while the garden room stretches almost the full width of the property and enjoys a lovely outlook across the garden. A useful utility area sits alongside the kitchen, keeping the practicalities conveniently close at hand.



The principal bedroom enjoys another curved bay window and its own en-suite shower room. A second double bedroom includes fitted wardrobes, while the third bedroom is presently arranged as a study, demonstrating how readily the accommodation can adapt to home working, hobbies or visiting family. A well-appointed main bathroom, with both bath and separate shower, completes the arrangement. Underfloor heating to the sitting room, kitchen/garden room and bathroom, adds further comfort.



Outside, the south-facing rear garden is undoubtedly one of the home's defining features. A broad paved terrace and timber pergola provide inviting spaces for outdoor dining and entertaining, before the garden opens into an impressive expanse of lawn framed by mature hedging, trees, shrubs and colourful planting. Walks can be enjoyed close to home, with routes leading towards the golf course and onwards to Castle Rising, while the Sandringham Estate and North Norfolk coast are within easy reach. King's Lynn is also close at hand for its comprehensive amenities and transport connections.



Three words to describe
the home would be
charming, practical
and lovely.





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

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 the Vendor



"I fell in love with the bungalow from the moment I first viewed it, particularly its beautiful setting and views to the front and garden. It is spacious, well laid out and practical."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating with underfloor heating to the sitting room, bathroom and kitchen/sitting area and log burner.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2456-3130-2002-6851.

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: ///arranges.circle.ranges

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

