



THE STORY OF

Goose Corner

South Wootton, Norfolk

SOWERBYS



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Goose Corner

South Wootton, Norfolk
PE30 3HN

No Onward Chain

Detached Family Residence

Prime End of Cul-de-Sac Setting

Adjoining the Village Green

Views Towards the Village Pond

Four Generous Double Bedrooms

South-Facing Rear Garden

Driveway and Integral Garage

Exceptionally Private Outlook

Convenient Access to King's Lynn

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Discreetly positioned at the very end of a desirable cul-de-sac in South Wootton, Goose Corner enjoys an exceptional setting directly siding and backing onto South Wootton Village Green, with attractive open views across the green and towards the village pond.

This detached family home offers a rare blend of privacy, outlook and everyday convenience, creating a peaceful environment for modern living. Set back from the road with driveway parking and an integral garage, the property presents an inviting first impression, while its prime end position enhances the sense of space and connection to the surrounding greenery.

Inside, the accommodation is well arranged and versatile, well suited to family life, downsizing or flexible working. The principal living areas are positioned to take full advantage of the outlook, with natural light and views adding to the calm and airy feel throughout. The kitchen and reception spaces provide ample room for both daily living and entertaining, while four double bedrooms offer comfortable and adaptable accommodation.

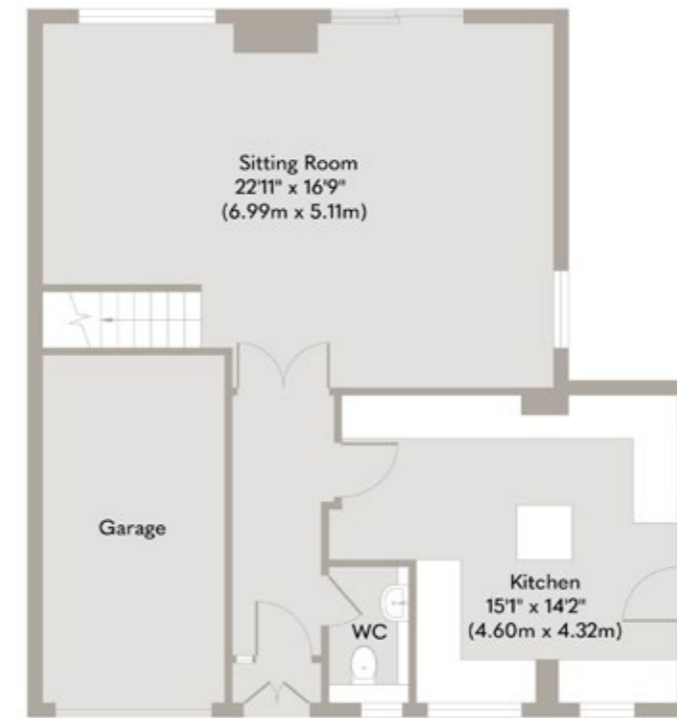
The south-facing rear garden further complements the home, enjoying sunlight throughout the day and a direct aspect onto the green beyond. This ever-changing backdrop offers a wonderful sense of openness rarely found in village settings.

With excellent local amenities, schools and easy access into King's Lynn, this is a unique opportunity to acquire a home in a particularly special position.

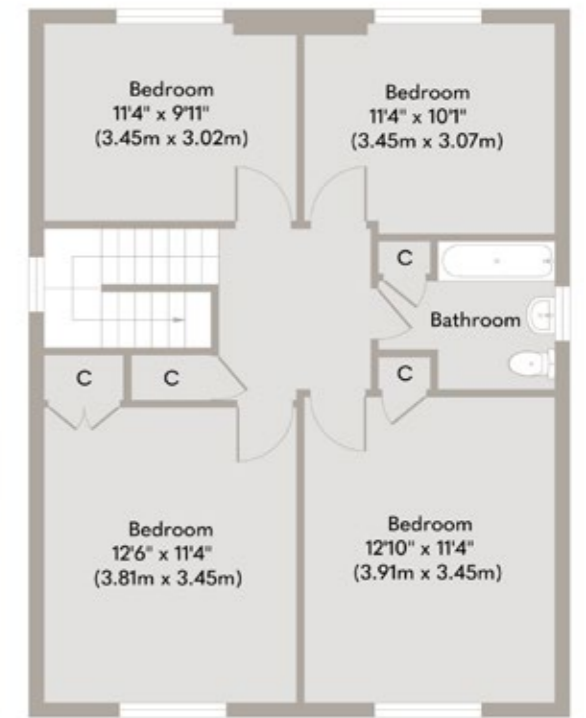


Room to grow, host
and unwind, with
four double bedrooms
offering effortless
flexibility.





Ground Floor
Approximate Floor Area
656 sq. ft
(60.94 sq. m)



First Floor
Approximate Floor Area
716 sq. ft
(66.51 sq. m)

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



“An ever-changing outlook across open grassland and pond, bringing a sense of calm to every season.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0300-2879-0640-2706-4061

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: ///brisk.squabbles.timed

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SOWERBYS

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