



3 Towler Mews

NORTH WOOTTON

SOWERBYS

Land & New Homes Specialists

S

INTRODUCING

3 Towler Mews

Manor Road, North Wootton, King's Lynn, Norfolk
PE30 3ZB

Four Double Bedrooms

Two Bedrooms with En-Suite Shower Rooms

Spacious Kitchen/Dining Room
with Island and Bi-Fold Doors

Newly Built Home in Small Development

Red Brick and Carrstone Exterior

Solar Panels for Energy Efficiency

Air Source Heat Pump with Underfloor
Heating to Ground Floor

Air Conditioning Installed

EV Charging Point

Single Garage with Electric Roller Door
and Shared Private Driveway

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



Located discreetly to the rear of Towler Mews in North Wootton, this newly built home offers generous family accommodation and a specification designed for modern living. Built with traditional red brick and Carrstone, the property reflects the character of the local area while incorporating contemporary design and energy-efficient features.

The home has been planned with everyday life in mind, creating spaces that work well for both family routines and social occasions. The kitchen and dining area forms the central hub of the house, fitted with quartz worktops, integrated AEG appliances and a central island, creating a practical and sociable space for cooking, dining and gathering together. Bi-fold doors open to the garden, allowing natural light to fill the room and encouraging easy use of the outdoor space during warmer months.

A separate sitting room offers a relaxed setting to unwind at the end of the day, with provision for a log burner, while additional utility and storage areas help keep the main living spaces organised and practical for busy households.

Upstairs, four double bedrooms provide well-proportioned accommodation, two benefiting from en-suite shower rooms. The remaining bedrooms offer flexibility for family life, guests or working from home.

Sustainability and efficiency have been carefully considered. Solar panels and an air source heat pump support the heating system, with underfloor heating across the ground floor and radiators upstairs. Air conditioning provides additional comfort, while features such as an EV charging point, CCTV and modern connectivity ensure the home is well suited to contemporary living.





Outside, the property is approached via a shared private driveway leading to a single garage with an electric roller door. The gardens have been landscaped to provide usable outdoor space without demanding high levels of maintenance, with patio areas offering a straightforward place to sit and enjoy the surroundings.

The property combines the reassuring feel of a traditionally styled home with the practicality and efficiency expected from a modern build, creating a well-balanced property within a popular village setting.

The home has been built by Nurse Builders, a well regarded family business with a reputation established over several decades. Known for combining thoughtful design with careful construction, their homes reflect a long-standing commitment to quality, attention to detail and a high standard of finish throughout.



Specification

CONSTRUCTION & EXTERNAL FINISH

- Traditional red brick and Carrstone elevations, reflecting the character of the local area
- Red clay pantile roof incorporating integrated solar panels
- Black aluminium guttering and downpipes
- UPVC double glazed casement windows with a cream finish
- Quality external doors - duck-egg blue entrance door with aluminium bi-fold doors to the kitchen/living area
- Single garage with electric roller shutter door, cream finish
- Shingle driveway accessed via a shared private drive

HEATING, ENERGY & TECHNOLOGY

- Designed with efficiency and sustainability in mind, both homes incorporate modern systems to support lower running costs and improved comfort.
- Air source heat pump central heating system
- Underfloor heating to the ground floor
- Radiators to first floor
- Solar panels installed
- Air conditioning system fitted
- EV charging point installed adjacent to the garage
- CCTV security system installed
- Smoke detection system throughout

EXTERNAL AREAS

- Landscaped gardens with seeded lawns
- Rear patio areas designed for outdoor seating and entertaining
- Slabbed pathways providing access to the rear garden
- 6ft timber fencing to boundaries with lockable side access gates
- Decorative planting areas including shrubs and trees to driveway areas

- External lighting installed around the property
- Outside tap to rear garden

KITCHEN & DINING AREAS

- Designed as sociable and functional spaces, the kitchens are fitted with quality cabinetry and integrated appliances.
- Contemporary fitted kitchen units
- Cascara Bianca quartz worktops with matching upstands and splashbacks
- Integrated AEG appliances, including:
 - Oven
 - Hob
 - Extractor hood
 - 70/30 fridge freezer
 - Dishwasher
- Central kitchen island with quartz worktop
- Kitchen supplied without tiled flooring, allowing purchasers flexibility in finish

UTILITY AREAS

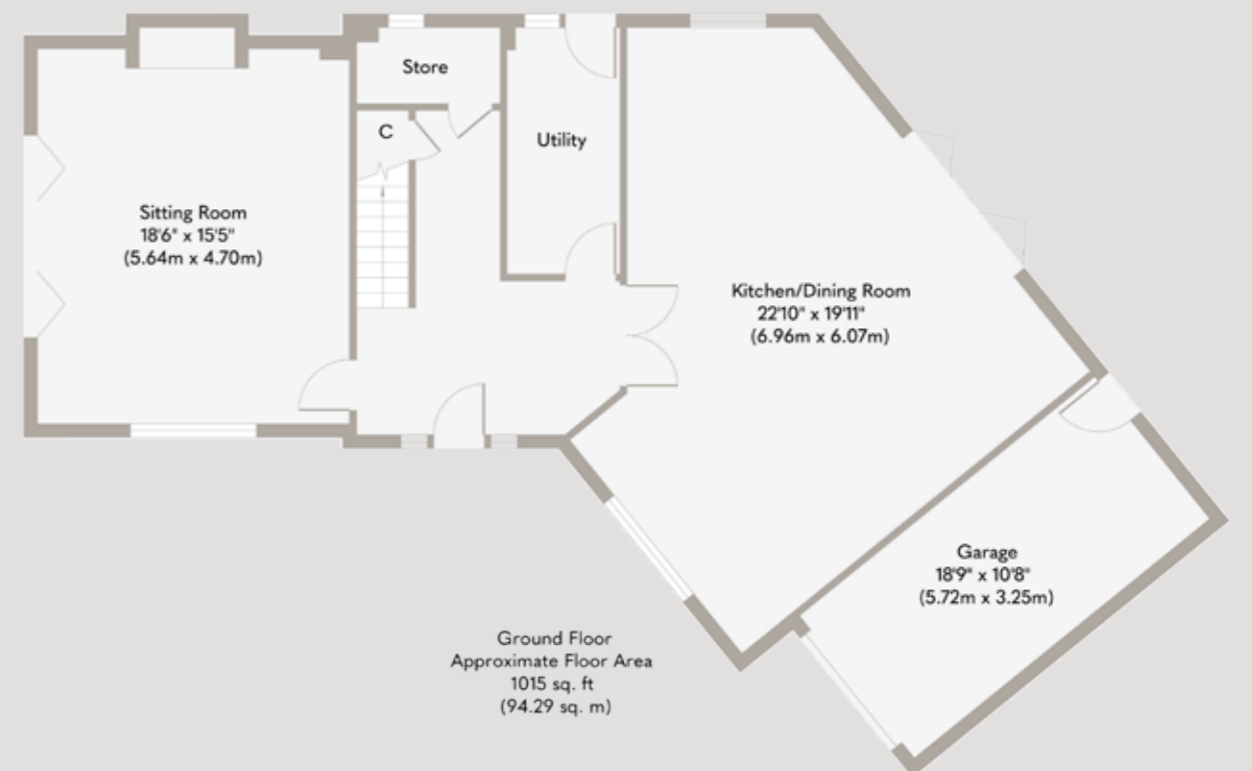
- Separate utility space providing additional storage and laundry area
- Palladium tiled flooring

BATHROOMS & EN-SUITES

- Bathrooms and en-suites are finished with modern fittings and contemporary tiling.
- MIRA shower fittings
- Heated towel radiators
- Palladium Ivory wall tiling
- Palladium Grey floor tiles

INTERNAL FEATURES

- Oak staircase
- Wooden internal doors
- Fireplace with flue liner installed ready for log burner installation
- TV points provided to kitchens, living rooms and bedrooms
- Broadband connectivity points
- BT telephone point installed
- Multiple electrical sockets throughout



TOTAL APPROXIMATE FLOOR AREA (EXCLUDING GARAGE)
2,237 SQ. FT. / 207.81 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. Copyright V360 Ltd 2026 | www.houseviz.com

North Wootton

ON THE OUTSKIRTS OF
AN HISTORIC MARKET TOWN



North Wootton sits on the outskirts of King's Lynn, offering the amenities you'd expect from a well-served Norfolk market town, including schools, shopping and leisure facilities. There is also a mainline rail service to London King's Cross via Cambridge, with journeys taking around 1 hour 40 minutes.

Immediately adjacent to King's Lynn, North Wootton was once marshland, drained several centuries ago, which now links the village to the coast and the North Norfolk Coast Area of Outstanding Natural Beauty. The village features a mix of traditional carrstone homes and more modern developments.

The older part of the village centres around a small green, with a handful of houses, an old schoolhouse and a former post office. Today, the village is home to The Red Cat Hotel, All Saints Church and a large park shared with South Wootton. It is also home to West Norfolk Rugby Club and sits close to King's Lynn Golf Club.

The nearby Sandringham Estate offers the impressive Sandringham House and beautiful woodland walks. A little further afield lies the stunning North West Norfolk coastline, known for its long sandy beaches, while golfers can enjoy nearby Hunstanton Golf Club and Royal West Norfolk Golf Club.



Note from Sowerbys



“A striking frontage of red brick and Carrstone gives the home a timeless Norfolk character.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted rating: B.

TENURE

Freehold.

LOCATION

What3words: ///anchorman.smashes.flying

AGENT'S NOTE

Nursery Cottage and 1 Towler Mews have shared access to driveway, up to where roadway widens.

The owners to share responsibility for the care and upkeep of the driveway.

Internal images are of 2 Towler Mews.

Please note that some images have been virtually staged and renovated for representative purposes only.

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.

Specification disclaimer: The developer reserves the right to amend the specification and substitute materials or appliances with alternatives of similar quality where necessary. The specification is intended as a guide and may be subject to change during construction.

SOWERBYS

Land & New Homes Specialists

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

