



Detached Family Home in Sought After South Wootton

King's Lynn

£360,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

A home for the school runs, Sunday mornings, summer barbecues and everything family life brings in between.

Some homes simply make sense for family life, and this four-bedroom detached home in sought-after South Wootton is one of them.

With generous living spaces downstairs, four bedrooms upstairs and a layout that gives everyone room to find their own corner, it's a home you can settle into now without wondering whether you'll have outgrown it a few years down the line.

And the location certainly helps. South Wootton remains one of the area's most popular choices for families, with well-regarded schools, everyday amenities and village life close at hand, while King's Lynn town centre is within easy reach.

Step through the porch and into the hallway and there's an immediate sense of practicality. A downstairs WC and useful storage take care of everyday clutter before you move through into the main living spaces.

The lounge, stretching to over 16ft, gives everyone somewhere to properly switch off. There's room for a big sofa, toys while the children are younger and those all-important family film nights when nobody quite agrees on what to watch.

But head towards the rear and you'll find the space likely to become the real heartbeat of the house.

At over 21ft wide, the kitchen/diner has room for family life to happen naturally. Breakfast before the school run, homework spread across the table while dinner cooks, Sunday lunch with grandparents or friends gathering around while you open the door onto the garden in summer, this is a room designed for much more than simply cooking.

And because real family homes need practical spaces too, there's a separate utility room just off the kitchen. Laundry, muddy shoes and the less glamorous bits of everyday life have somewhere to disappear, while convenient access towards the garage adds even more useful storage.

Upstairs, four bedrooms mean everyone gets their own space.

Bedrooms one and two are generous doubles, with the principal also benefiting from built-in wardrobes. The third makes a comfortable child's bedroom, while bedroom four gives you that valuable flexibility families so often need, nursery, home office, guest room or another bedroom as the children grow.

A family bathroom and additional landing storage complete the first floor.

Outside, the garden provides the space every family hopes for, somewhere for children to play, summer barbecues to become a regular fixture and warmer evenings to carry on long after dinner. The garage adds another layer of practicality for cars, bikes, tools or the inevitable collection of family belongings.

What makes this home particularly appealing isn't one standout feature. It's the fact that everything works together.

There's space to gather around the table and space to retreat to the sofa. Bedrooms for growing children, somewhere to work from home, practical storage and a garden for making the most of sunny days.

All wrapped up in South Wootton, a location where families can genuinely put down roots.

You might arrive looking for your next home. This could quite easily become the one you don't need to move from for a very long time.

Tenure: Freehold

Property Type: Detached House

- Detached Family Home
- Four Bedrooms
- 21ft Open Plan Kitchen Diner
- Off Road Parking & Garage
- Set in Sought After South Wootton
- Close to Local Schools, Shops & Transport Links
- 4 Piece Suite Family Bathroom
- Gas Central Heating
- Separate Utility Room
- Downstairs WC

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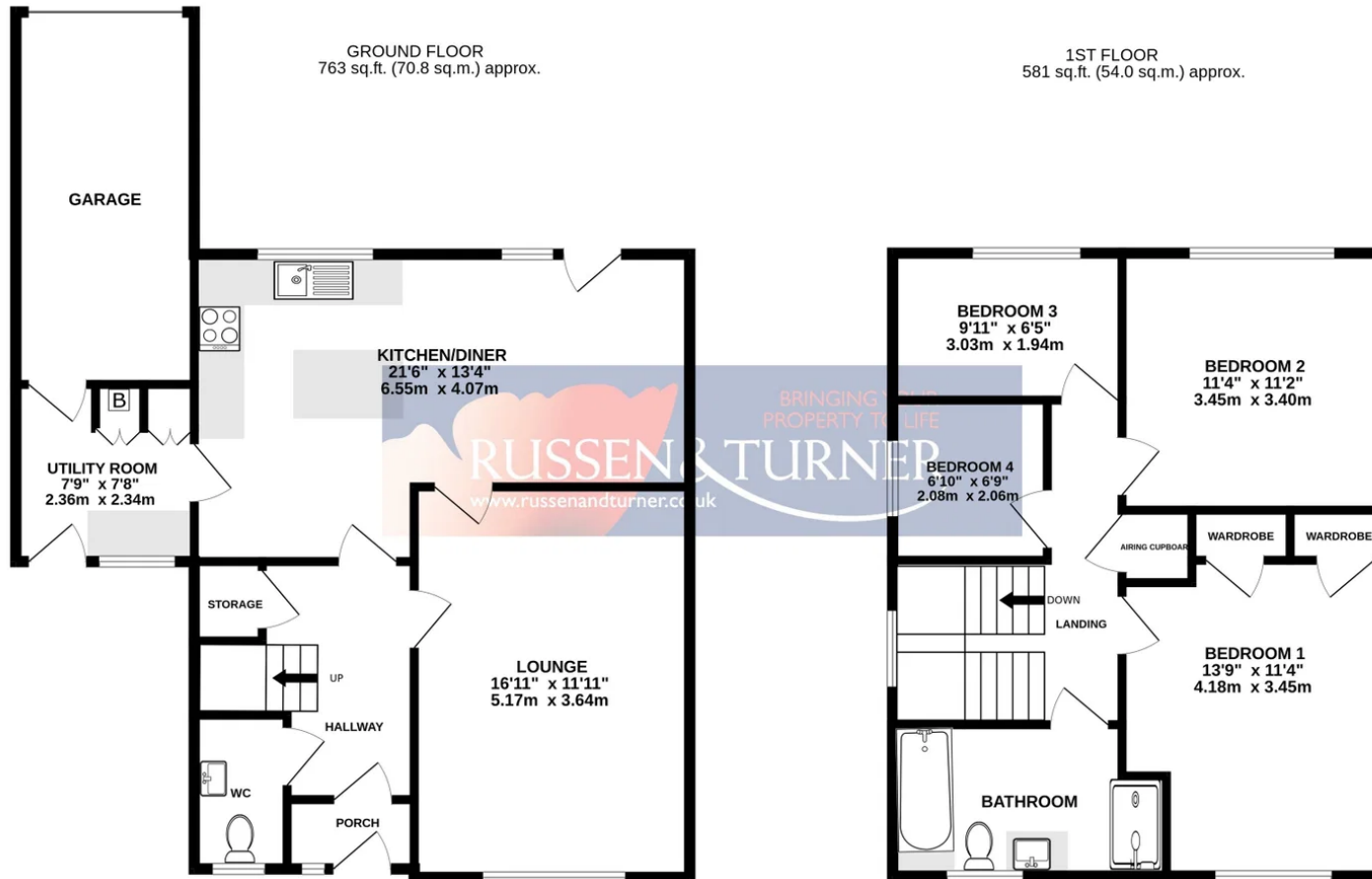
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