

Wootton Road, King's Lynn

£350,000

what3words; sharp.skillet.staked

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 3

A Home Full of Character, a Garden Full of Possibilities & Space to Make Memories!

Some homes just have that little something special. The character, the space, the garden you can picture spending your summers in… and that wonderful feeling that you could really make it your own. Set along the highly sought-after Wootton Road in King's Lynn, this charming three/four-bedroom semi-detached home offers all of that and more. With generous living accommodation, flexible bedrooms, an impressive rear garden and plenty of off-road parking, it's a property that has so much to offer, both inside and out.

From the moment you arrive, there's a lovely sense of space and character. A generous gravel driveway provides plenty of parking, while the attractive frontage gives you a taste of the charm waiting inside.

Step through the entrance porch, a handy spot for coats and shoes, and into the welcoming hallway, which leads through to the ground-floor accommodation.

The beautiful 18ft bay-fronted dining room is a real highlight. Filled with natural light and offering plenty of space for a large dining table, it's easy to imagine Sunday roasts with the family, Christmas dinners or evenings spent entertaining friends. The bay window adds character and creates a lovely atmosphere, making this a room you'll want to spend time in.

For quieter moments, the separate living room offers somewhere cosy to put your feet up and unwind. Picture settling down with a good book, enjoying a family film night or simply relaxing after a busy day. French doors lead through to the conservatory, providing another versatile living space and a lovely connection to the garden. Whether you use it as a peaceful sitting area, a place to enjoy your morning coffee or somewhere to sit and admire the changing seasons, it's a wonderful addition to the home.

Back through the hallway, you'll discover a separate breakfast room, offering a more informal space for everyday meals. It's just the place for a quick breakfast before heading out or catching up over a cup of tea. From here, the kitchen provides a practical space for cooking, with traditional Shaker-style fitted units offering plenty of storage, alongside a gas hob and electric oven. A door leads directly outside, making it easy to step into the garden during the warmer months.

Upstairs, the accommodation is just as appealing, with a flexible three/four-bedroom arrangement that can adapt to your needs. The main bedroom is a generous double with a charming feature fireplace, adding another touch of character, while the second bedroom is also a comfortable double.

The third bedroom is a good-sized single, accessed through an additional room currently used as a study. This creates some interesting possibilities, particularly for those working from home or looking for a combination of bedroom and dressing space. The additional room could also be used as a fourth bedroom, depending on your requirements, although access to the third bedroom is through this space. A modern family shower room, complete with a walk-in shower, WC and wash basin, serves the first floor.

But if there's one thing that could really make you fall in love with this home, it's the garden!

Stretching away from the rear of the house, the wonderfully generous garden offers so much more than somewhere to sit outside. It's a place to enjoy, explore and make your own, with different areas offering something for everyone.

Immediately outside, a patio and lawn provide a fantastic setting for summer barbecues, outdoor dining and family gatherings. Picture the children playing on the grass while you relax with friends, or simply enjoying a peaceful afternoon in the sunshine.

Follow the garden path further and you'll discover even more space, with room for sheds and outbuildings, before reaching another generous lawned area towards the bottom of the garden. Here, mature trees and shrubs create a lovely established feel, while raised flower and vegetable beds offer the perfect opportunity for anyone who enjoys gardening or dreams of growing their own produce.

It's easy to imagine creating your own little retreat at the far end of the garden, somewhere to escape with a book, enjoy the wildlife or simply appreciate the peace and quiet. For keen gardeners, families or anyone who values having plenty of outdoor space, this really is something special.

Practicality hasn't been forgotten either. The extensive gravel driveway provides an abundance of off-road parking, while double gates lead through to the rear garden and a detached 16ft garage/workshop, ideal for storage, hobbies or those who appreciate having a dedicated space for projects.

And then there's the location. Wootton Road has long been a desirable address, offering convenient access to King's Lynn town centre, local amenities and the popular Wootton villages. It's a setting that combines everyday convenience with the appeal of a well-established residential area.

What makes this home so appealing is the combination of character, space and flexibility. There's room to entertain, somewhere cosy to relax, the option to work from home and a garden that offers endless opportunities to enjoy the outdoors. Whether you're looking for a family home with personality or simply somewhere with a little more space to spread out, there's plenty here to capture your imagination.

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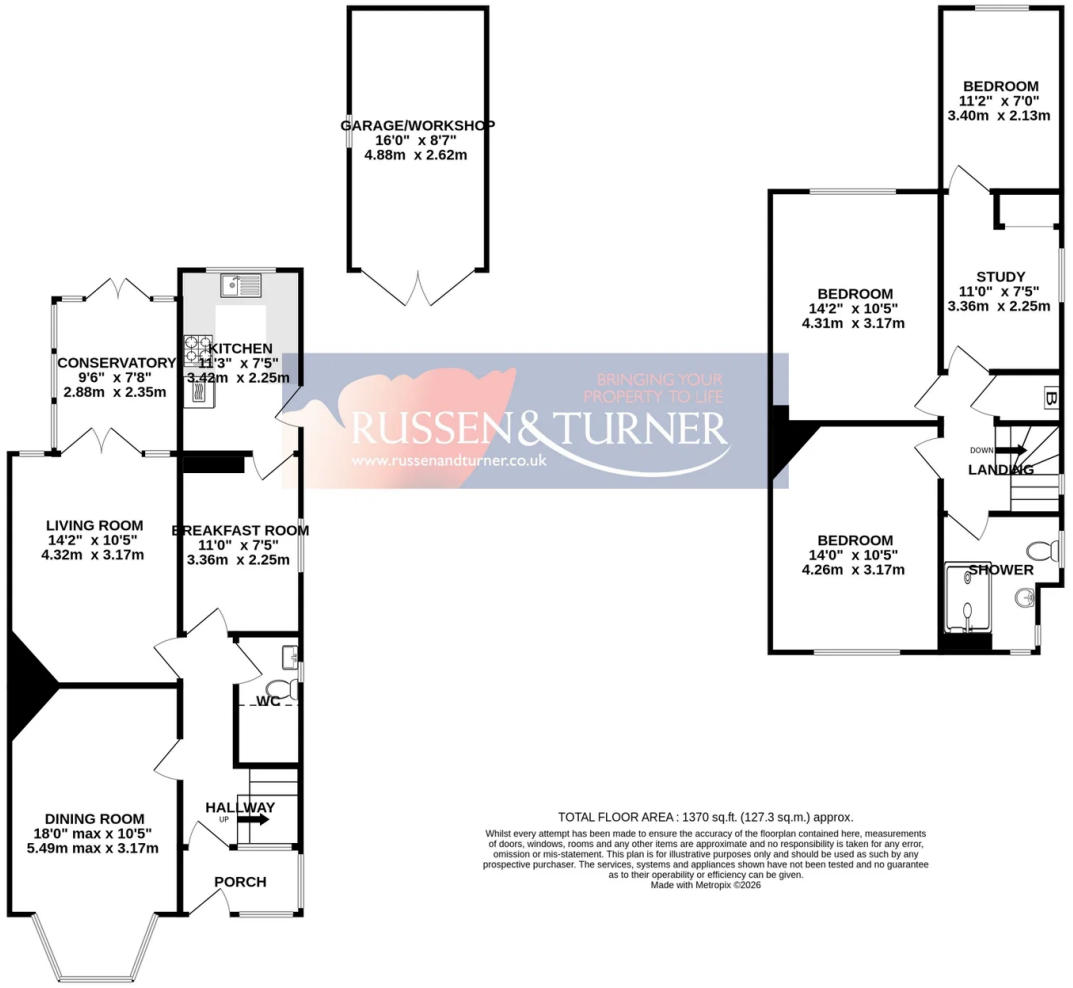






GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

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