

THE STORY OF

4 The Birches

South Wootton, Norfolk

SOWERBYS



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South Wootton, Norfolk
PE30 3JG

Offered with No Onward Chain

Substantial Detached Family Home
Approaching 3000Sq Ft

Extended and Modernised to High-Specification

Prime Position on the Birches

Four Generous Double Bedrooms

Principal Suite with Dressing Room and En-Suite

Impressive Open-Plan Kitchen/
Dining/Living Space

Multiple Well-Appointed Reception Rooms

Delightful Private Gardens with Summer House

Carriage Driveway, Double Garage
and Further Single Garage

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Tucked away within one of The Wootton's most desirable and secluded enclaves, 4 The Birches presents a beautifully proportioned detached home offering refined living and a true sense of tranquillity. Positioned within a quiet circular cul-de-sac with minimal passing traffic, the setting is every bit as appealing as the home itself.

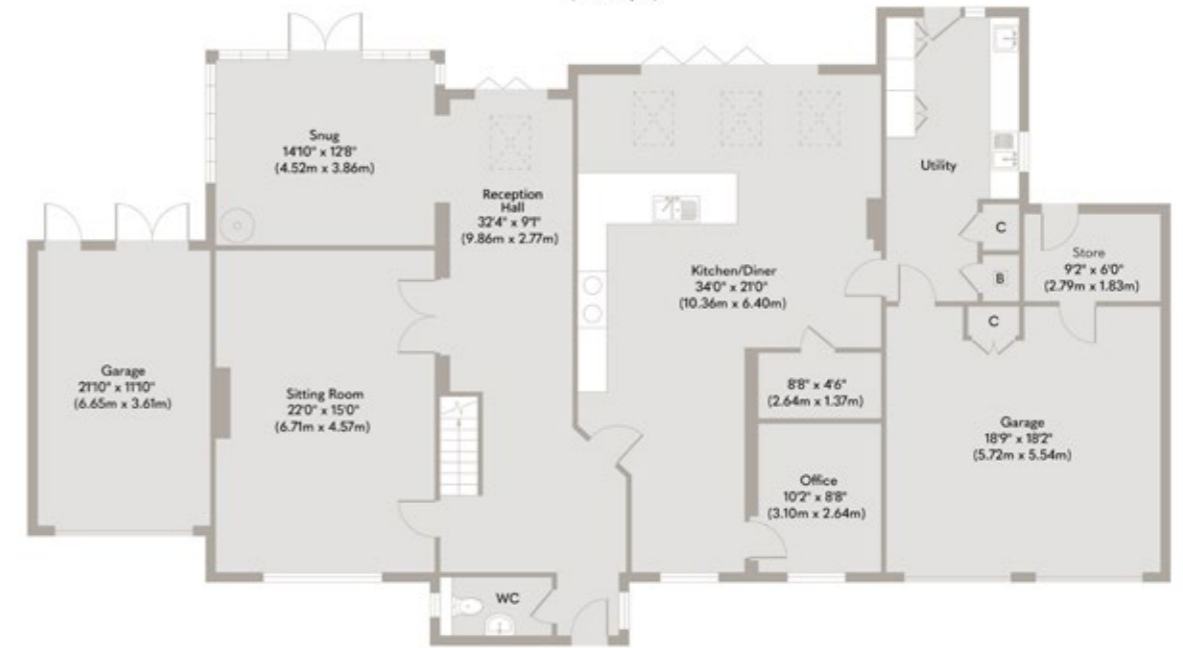
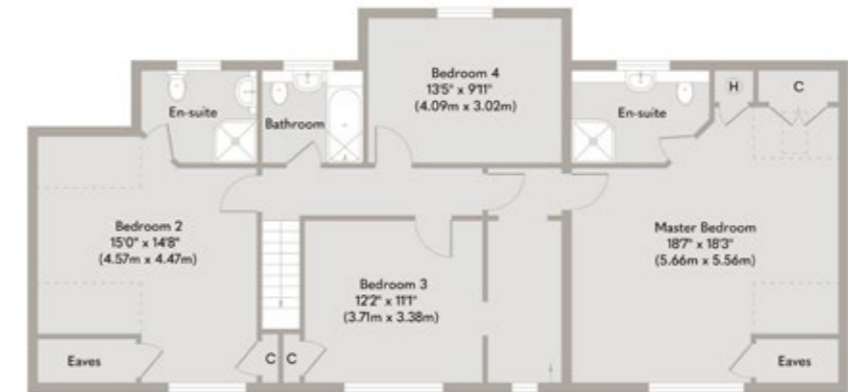
Having been cherished for over 27 years, the property has evolved with exceptional care and attention to detail. Extensively renovated and significantly enhanced during 2023/24, the home has undergone comprehensive improvements including extensions, upgraded glazing, heating systems and electrics, resulting in a residence finished to an impressive specification. Extending to nearly 3,000 sq. ft., the accommodation offers a generous and versatile layout ideally suited to modern family life.

At the heart of the home lies an outstanding open-plan kitchen and living space, flooded with natural light and enjoying uninterrupted garden views through expansive bi-folding doors. Thoughtfully designed for both entertaining and everyday living, the kitchen features a walk-in larder, integrated Sonos sound system and a recently installed electric Aga R7 with independent hobs, hotplate, warming oven and slow-cook ovens. The space is also wired for the installation of a summer oven if desired.

A cosy garden room with woodburner provides a more intimate retreat, while further accommodation includes formal reception rooms, a dedicated home office, utility room and separate laundry room. An oak-framed garage, currently utilised as a gym with storage above, offers excellent flexibility alongside an additional garage.

Upstairs, four generous bedrooms include an impressive principal suite with dressing room and en-suite, complemented by a further en-suite and family bathroom. The Birches is renowned for its individual homes, generous spacing and established surroundings.





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

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



“We have happily lived here for 27 years. The Birches is a peaceful and pretty part of the Woottons, with minimal traffic thanks to its circular layout.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///plotter.snacks.demanding

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

