

**LANDLES**



**58 Willow Road | South Wootton | King's Lynn**



**The detached 3 bedroom house set towards the end of a quiet cul-de-sac and backing onto woodland in South Wootton.**

*Presented to the market for the first time in many years with No Onward Chain and offering an excellent renovation opportunity in this highly sought after location.*

**Guide Price £250,000**

Folio: W/628ts

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- Entrance Porch & Hall
- Living Room
- Kitchen
- Cloakroom
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Detached Garage
- Excellent Refurbishment Opportunity
- No Onward Chain

**58 Willow Road** is a 3 bedroom detached house which is situated towards the end of a quiet cul-de-sac and backing onto woodland in a most sought after residential location in South Wootton, just off Castle Rising Road. The property is understood to have been in the same ownership for many years and is now offered to the market presenting as an excellent renovation opportunity, rare to find in this location, with much potential to turn the property back into a family home. The Woottons are well supplied with a variety of local amenities including primary schools, convenience store, doctors surgery, salon, vets and village halls. This location is also well positioned for convenient access to the neighbouring conservation village of Castle Rising, the Royal Sandringham Estate and King's Lynn Golf Club, all of which are within a 10 minute drive. The renowned West & North Norfolk coastline is also only a short distance with the Victorian seaside town of Hunstanton accessible within around 20 minutes.

The historic West Norfolk market town of **King's Lynn**, situated on the banks of the River Great Ouse, offers various shopping and leisure opportunities both in the town centre and on the Hardwick Retail Park, situated on the Southern edge of town. There are excellent transport links afforded by the towns railway station with direct mainline to London Kings Cross via Ely & Cambridge. The A47 trunk road provides access to the nearby cities of Norwich & Peterborough within round 1 hour along with the A17 into Lincolnshire and A10 into Cambridgeshire.

#### Entrance Porch

With UPVC & double glazed front entrance door and glazed sliding door to;

#### Entrance Hall

With storage cupboard and stairs to First Floor Landing.

#### Living Room

19' x 10' 11" (5.79m x 3.33m)

With sliding doors to the garden and storage heater.

#### Kitchen

9' 10" x 9' 10" (3m x 3m) (max)

With fitted base units, stainless steel sink with drainer, point for a freestanding electric cooker, storage cupboard and storage heater. External side door.

#### WC

With low level WC, wall mounted hand basin and electric towel radiator.

#### First Floor Landing

With airing cupboard housing hot water cylinder and loft hatch.

#### Bedroom 1

11' x 9' 11" (3.35m x 3.02m)

With storage heater.

#### Bedroom 2

10' x 9' 11" (3.05m x 3.02m)

With storage heater.

#### Bedroom 3

9' 7" x 8' 8" (2.92m x 2.64m)

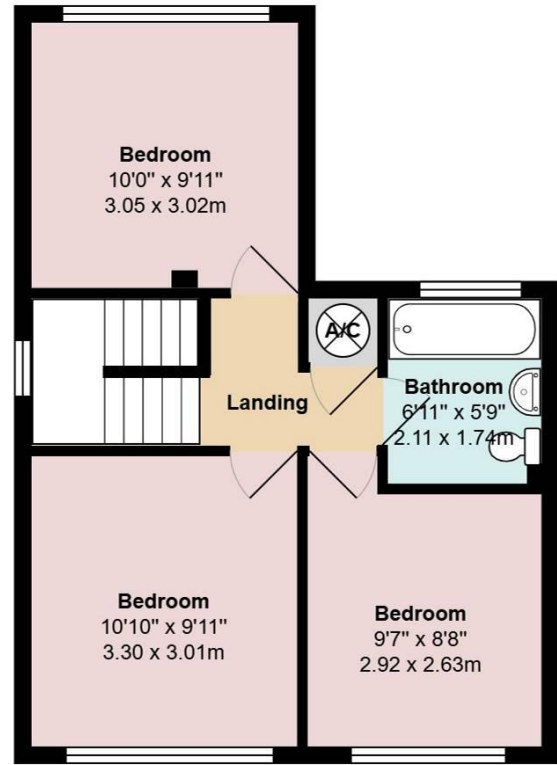
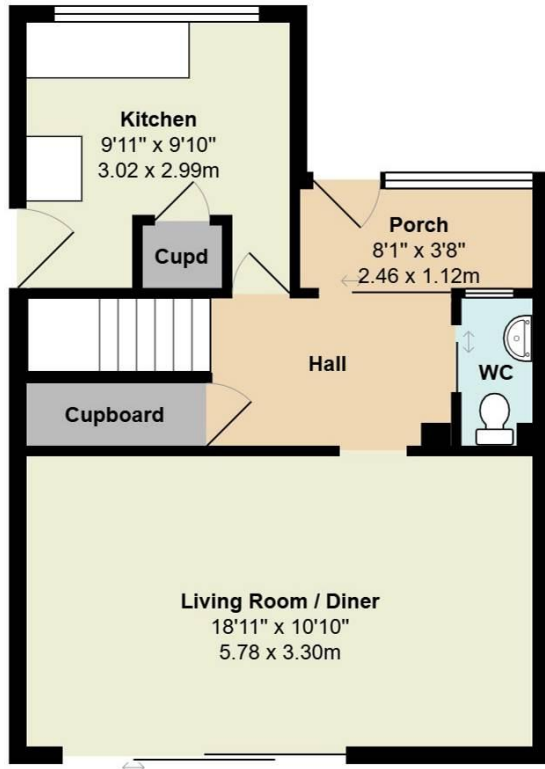
With storage heater.

#### Bathroom

With low level WC, pedestal hand basin, panelled bath with electric shower over, tiled surrounds and electric heater.

#### Outside

The front of the property is mostly laid to lawn with various established bushes and shrubs. There is a driveway which runs down the side of the property affording ample off road parking and providing vehicular access to the **Detached Garage**. The rear garden is delightfully private and backs onto woodland beyond. The rear garden is also laid to lawn.



## Willow Road, South Wootton, King's Lynn, Norfolk PE30 3JW

Total Area Approx: 873 ft<sup>2</sup> ... 81.1 m<sup>2</sup>

Illustration for identification purposes only. All measurements are approximate and not to scale.



**Title** We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £2,150.55, 2026/2027.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.



**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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