



THE STORY OF

3 Little Walsingham Close

South Wootton, Norfolk

SOWERBYS



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3 Little Walsingham Close

South Wootton, King's Lynn, Norfolk
PE30 3TF

Available with No Onward Chain

Quiet Cul-De-Sac Position in the
Desirable Village of South Wootton

Generous Sitting/Dining Room with
Pleasant Outlook to the Front

Three Bedrooms, Two Doubles and
a Well-Proportioned Single

Double Bedroom with Direct Access to the Garden

Central Kitchen with Door Leading Outside

Single Garage and Off-Road Parking

Private and Generous Rear Garden
with Excellent Potential

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Tucked away within a quiet close in the leafy village setting of South Wootton, on the gentle fringes of King's Lynn, this appealing home offers a balance of comfort, space and opportunity - perfect for those seeking a slower pace of life without sacrificing convenience.

Set behind a neat frontage, with off-road parking and a single garage. Inside, the proportions are generous and the presentation inviting, with well-balanced accommodation that lends itself equally to everyday living and relaxed entertaining.

To the front, a light-filled sitting and dining room enjoys a pleasant outlook over the lawn and the peaceful close beyond. The kitchen sits centrally within the home, offering practical space and direct access outside, making it easy to pop out into the garden during the warmer months.

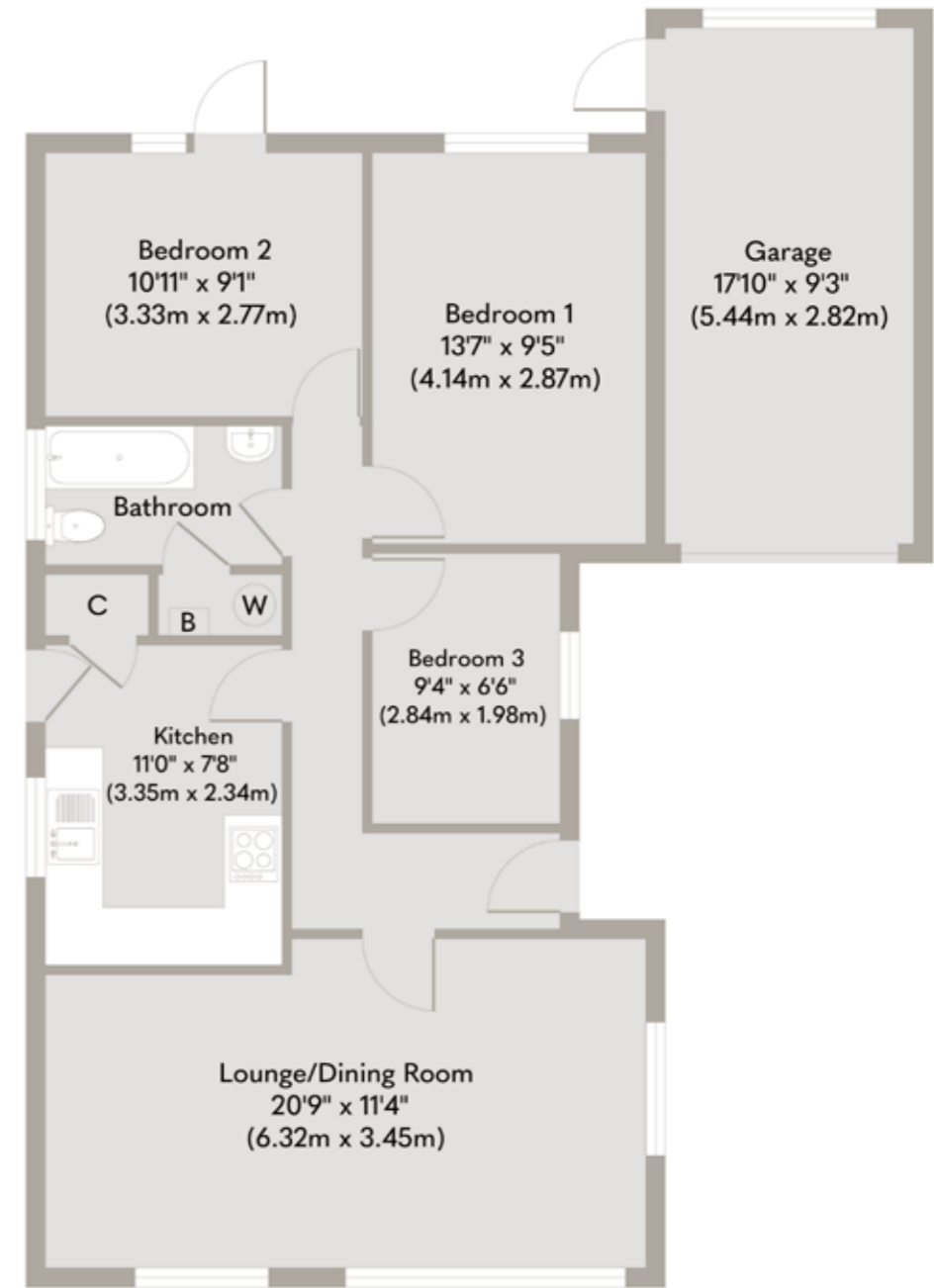
The bedroom accommodation is thoughtfully arranged, comprising two comfortable double bedrooms and a well-proportioned single, perfect as a nursery, guest room or home office. One of the double bedrooms benefits from its own door to the outside, offering a lovely sense of independence and flexibility. All are served by a family bathroom with an over-bath shower.

Outside, the garden is a particular highlight, generous in size and enjoying a good degree of privacy, it provides a wonderful canvas for keen gardeners.

While the property would benefit from some updating in places, it presents an exciting opportunity to personalise and enhance, unlocking its full potential and creating a home perfectly tailored to modern living.

Altogether, this is a home with a warm and welcoming feel, set within a desirable village.





Ground Floor
Approximate Floor Area
 759 sq. ft
 (70.51 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.

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South Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

On the outskirts of King's Lynn, South Wootton has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins.

Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches.

For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster are not far away.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from Sowerbys



“A wonderful balance of comfort, space and opportunity.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2197-1949-7647-1417-2131.

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: ///neater.birds.brilliant

AGENT'S NOTE

In accordance with the Estate Agents Act of 1974 we advise that the owner of this property is related to an employee of Sowerbys.

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.

SOWERBYS

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