



Castle Rising Road, South Wootton

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Guide Price

£725,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

GUIDE PRICE - £725,000-£750,000

There's a reason homes on Castle Rising Road rarely stay a secret for long.

Lined with individual family homes set within generous plots, this is one of South Wootton's most sought-after addresses, a location that offers the perfect balance of convenience, space and lifestyle. From here, you can be in King's Lynn within minutes, enjoying its shops, restaurants and rail links, while the beautiful Norfolk coastline, Sandringham Estate and miles of countryside walks remain right on your doorstep.

Set back from the road behind a sweeping gated driveway, Juniper House immediately makes an impression. Built by a respected local builder and occupying a mature, private plot, it is a home that has been designed around family living, offering generous proportions throughout and a layout that effortlessly adapts to modern life.

Step through the front door and you'll immediately appreciate the sense of space. The welcoming entrance hall provides a fitting introduction to the home, leading you through a series of bright and versatile rooms that offer flexibility for every stage of family life.

The living room is undoubtedly one of the standout spaces. Stretching to almost 25ft in length and enjoying a dual-aspect design, it feels wonderfully light and airy throughout the day. French doors open directly onto the garden, creating a seamless connection to the outdoors, while the fireplace provides a natural focal point for cosy evenings when the weather turns cooler. Whether you're hosting family celebrations or enjoying a quiet night in, this room rises to every occasion.

Across the hall, the dining room offers a more formal entertaining space, ideal for everything from festive gatherings to relaxed Sunday lunches. Meanwhile, the snug provides a quieter retreat, perfect as a reading room, television room or somewhere to simply escape with a morning coffee. From here, doors open into the garden room, a wonderful year-round space that allows you to enjoy views of the garden whatever the season.

At the heart of the home sits the kitchen and breakfast room. Generous in size and thoughtfully arranged, it's a space designed around everyday life. The range cooker, oak worktops and breakfast area create a warm and sociable atmosphere, while the adjoining utility room ensures the practical side of family living remains neatly tucked away. With direct access to both the garden and double garage, it's a layout that works brilliantly.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for growing families. The principal suite enjoys the luxury of its own dressing area and en-suite shower room, creating a private retreat at the end of the day. The remaining bedrooms are all generous in size and are served by a family bathroom.

Outside, the lifestyle appeal continues. The mature rear garden has been beautifully maintained and offers a wonderful sense of privacy. Expanses of lawn are complemented by established trees, shrubs and planting, creating a garden that feels peaceful and established. Multiple seating areas allow you to follow the sun throughout the day, from the raised terrace outside the conservatory, perfect for al-fresco dining, to the tucked-away circular patio at the bottom of the garden, an idyllic spot for an evening drink as the day draws to a close.

The home has also embraced modern living, benefitting from the recent installation of solar panels, a battery storage system and an air source heat pump. Together, these significant upgrades enhance the home's efficiency, reduce running costs and help future-proof the property for years to come.

Combining a prime location, generous family accommodation, mature gardens and modern energy-efficient technology, Juniper House offers something increasingly difficult to find, a home that feels established, spacious and ready for whatever comes next.

Tenure: Freehold

Property Type: Detached House

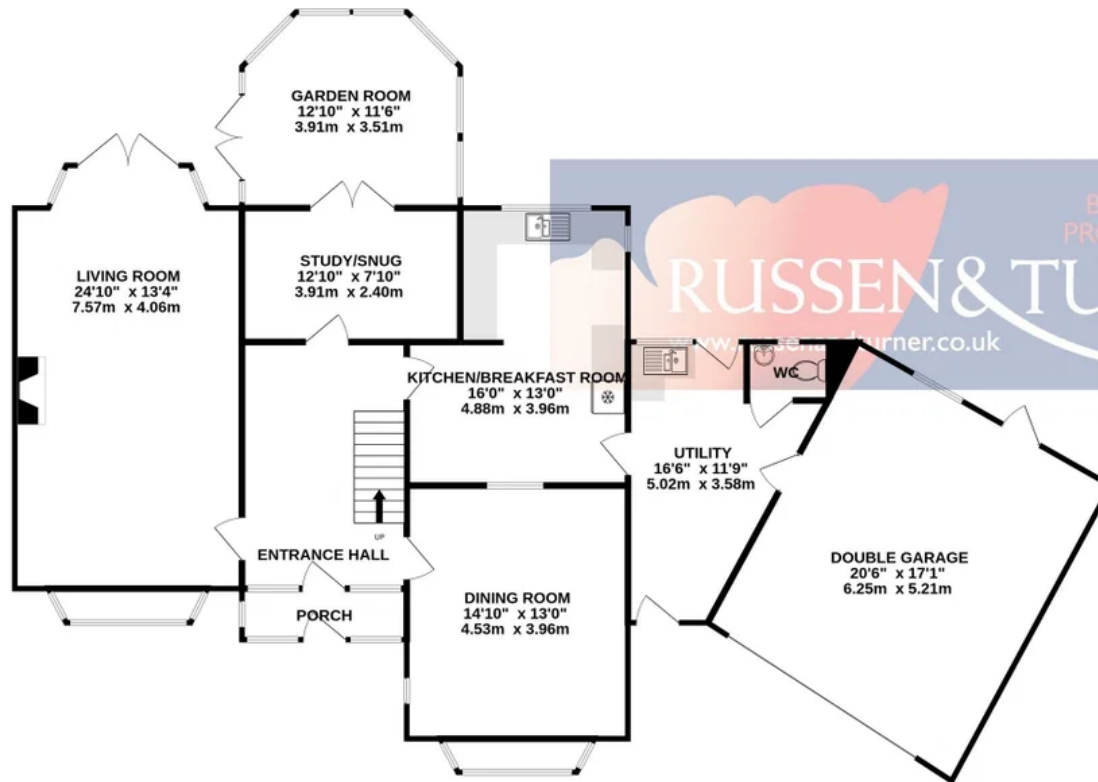
- Guide Price - £725,000-£750,000
- Substantial Detached House
- Four Double Bedrooms
- Mature and Private Rear Garden
- Highly Sought After Location
- Solar Panels with Battery System
- Modern Air Source Heat Pump
- Sweeping Driveway and Integral Double Garage
- En-suite and Dressing Room to Principal Bedroom
- Generous and Versatile Accommodation - Multiple Reception Rooms

Disclaimer

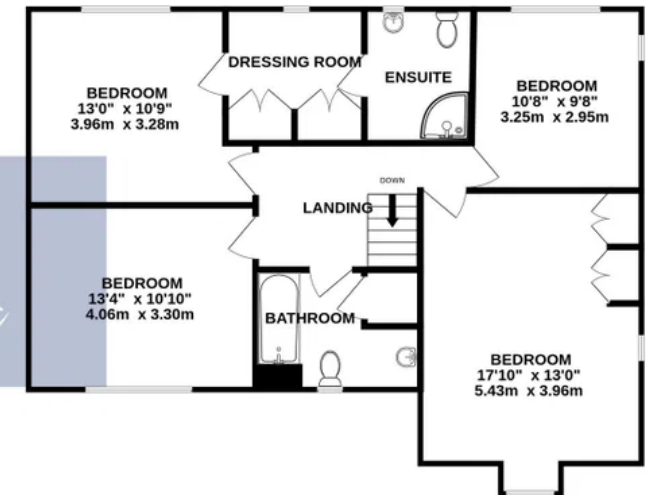
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2468 sq.ft. (229.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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