



THE STORY OF

31 Tyrrell Crescent

South Wootton, Norfolk

SOWERBYS



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31 Tyrrell Crescent

South Wootton, Norfolk
PE30 3QL

Beautifully Presented First-Floor Apartment

Two Bedrooms

Bright Sitting/Dining Room

Stylishly Updated Kitchen

New Integrated Kitchen Appliances

Contemporary Refurbished Shower Room

Tastefully Redecorated Throughout

Designated Parking Space

Popular South Wootton Village Location

Easy Reach of King's Lynn and Sandringham

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Set within the well-served village of South Wootton, this beautifully presented first-floor apartment offers smart, comfortable living with a modern finish and an easy sense of style. Having been thoughtfully updated by the current owner, it is a home that feels immediately welcoming, ideal for anyone looking for a first home, a low-maintenance move or an investment in a popular village setting close to King's Lynn.

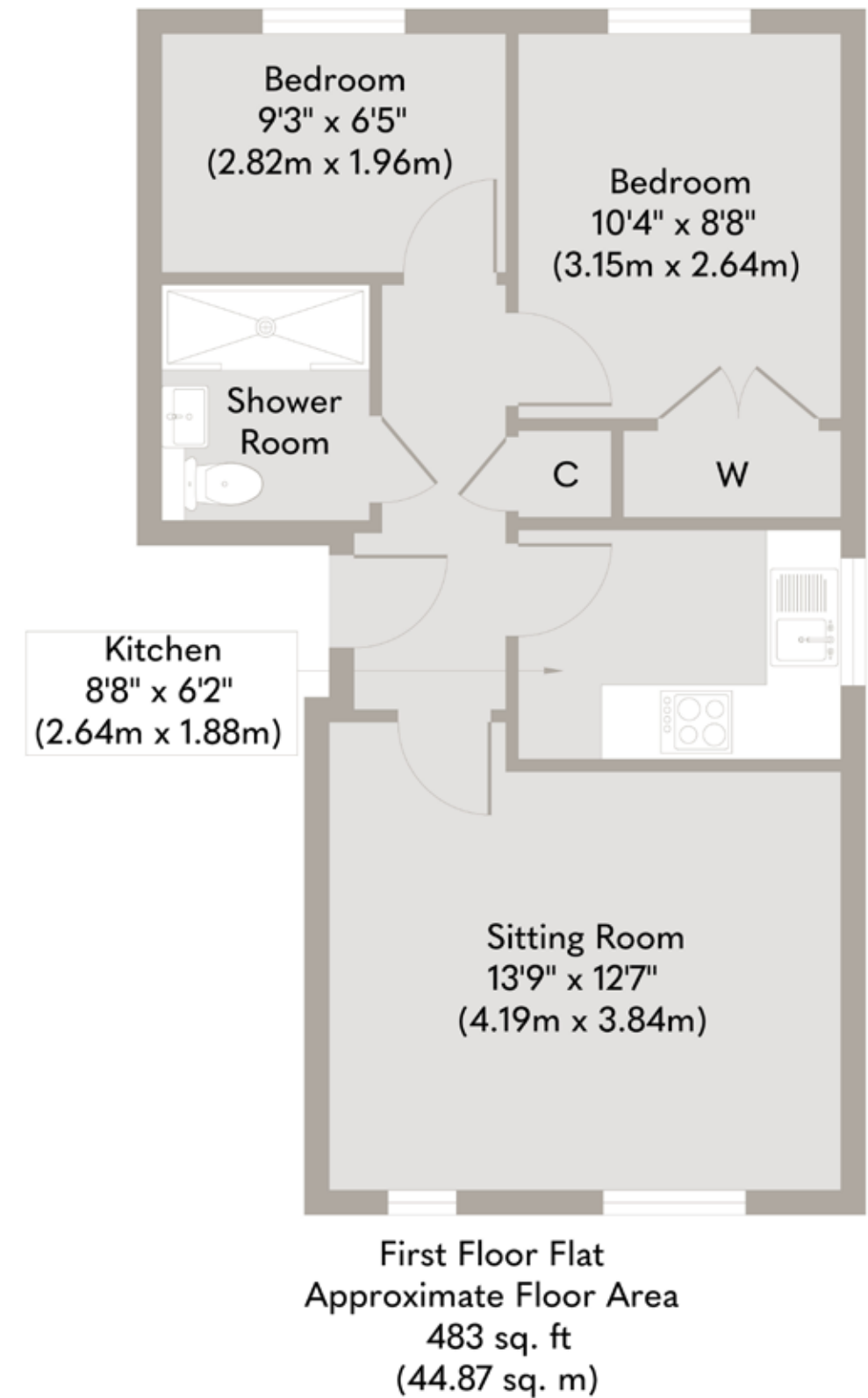
The apartment has been tastefully rejuvenated throughout, with a calm, cohesive feel that runs from room to room. The sitting/dining room is a particularly lovely space, filled with natural light from two generous windows and offering plenty of room to relax, work or entertain. It is easy to see why this has been a favourite room of the current owner; bright and comfortable, it gives the home a real sense of warmth and day-to-day liveability.

The kitchen has been updated with new integrated appliances, professionally painted units and refreshed flooring, creating a practical space with a smart contemporary finish. The shower room has also been completely refurbished and now feels sleek and modern, adding to the sense that the apartment is ready to move straight into. There are two bedrooms – a well-proportioned double and a comfortable single – both presented in keeping with the rest of the home.

Outside, the property benefits from a designated parking space, while the location is one of its strongest assets. South Wootton continues to be a popular choice for buyers wanting village life with everyday convenience, with local amenities, parks and facilities all close by, as well as easy access into King's Lynn. For those who enjoy getting outdoors, Sandringham is just a short drive away and offers miles of beautiful walks through some of Norfolk's most appealing countryside.

Well presented, cosy and modern, this is a home that has clearly been cared for and improved with thought. It offers an easy, independent lifestyle in a location that balances practicality with access to green space – a combination that is increasingly hard to find.





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’ve loved the location of the home, and how close it is to amenities, parks and facilities.”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 2159-3063-2206-7876-8200.

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

Leasehold.

LOCATION

What3words: ///running.spices.outs

AGENT'S NOTE

Current lease length is understood to be in the region of 104 years. Current ground Rent is £250.00p/a and a current service charge of £1556.84 p/a.

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SOWERBYS

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