



THE STORY OF

2 Malvern Close

South Wootton,, Norfolk

SOWERBYS



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2 Malvern Close

South Wootton, Norfolk
PE30 3UJ

Beautifully Refurbished and Extended
Four-Bedroom Family Home

Impressive Open-Plan Kitchen/Dining Room
with Bespoke Cabinetry and Quartz Island

Bi-fold Doors Opening onto a Large
Rear Entertaining Patio

Principal Bedroom with Dressing Area,
Fitted Wardrobes and En-Suite

Solar Panels and Generous Gravel
Driveway with Ample Parking

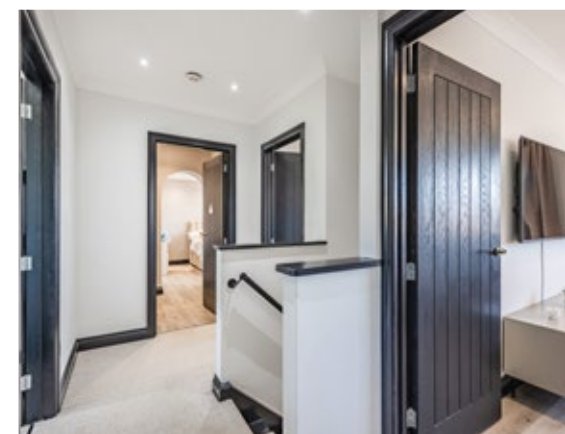
Highly Desirable Woottons Location
Close to Schools and Local Amenities

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Beautifully refurbished and thoughtfully extended, this impressive four-bedroom home sits in the highly desirable village of South Wootton. The current owners have undertaken an extensive programme of improvement, creating a stylish and highly practical home that works particularly well for modern family life.

The entrance hall leads into a generous sitting room, offering plenty of space to relax, with doors to outside providing a connection to the garden. However, it is the superb open-plan kitchen and dining room that forms the real heart of the home. Exceptionally spacious and finished to a high standard, the bespoke kitchen features Quartz worktops and an impressive three-metre island, alongside a Neff digital coffee machine, slide-and-hide oven, induction hob and instant hot tap. Full width bi-fold doors open onto the rear patio, making it easy to move between the kitchen and the outdoor entertaining space when friends and family come together.

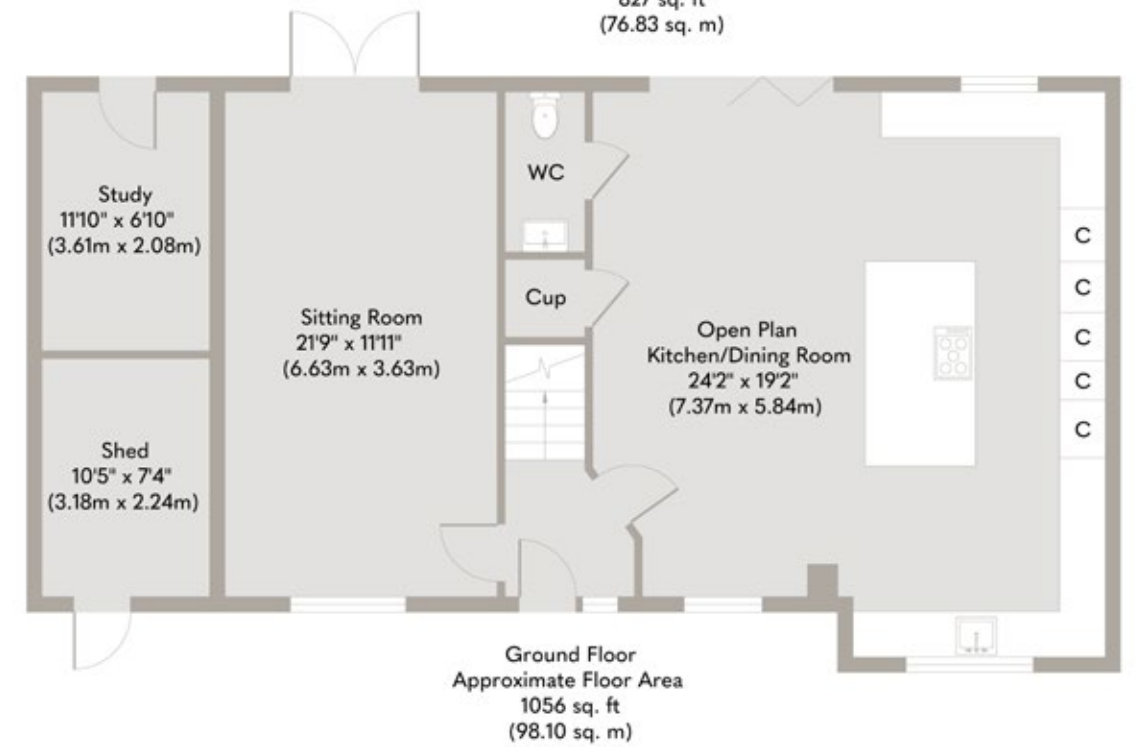
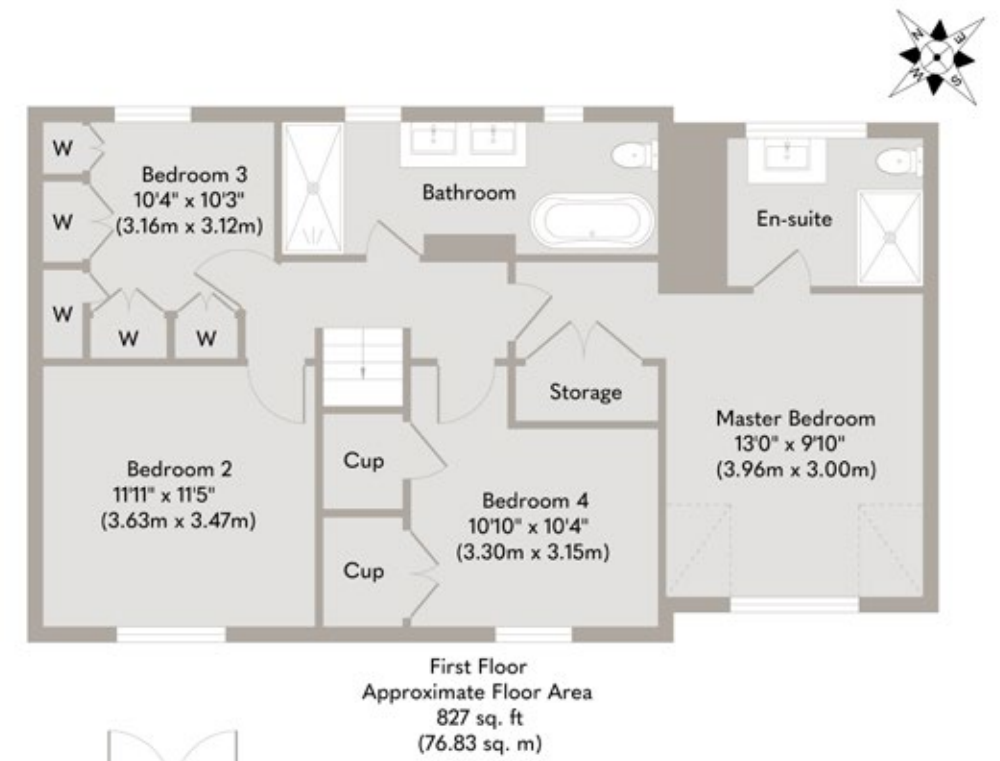
Upstairs, four well-proportioned bedrooms provide plenty of flexibility. The principal bedroom has a useful dressing area with fitted wardrobes and a smart en-suite shower room, while the remaining bedrooms include fitted storage and are served by a beautifully appointed family bathroom. With a freestanding bath, separate shower and his-and-hers sinks.

Outside, the rear garden has been designed with entertaining in mind. A large patio provides an excellent setting for summer dining and relaxed evenings, while the remainder is artificial lawn for easy maintenance. Beyond this, a home office offers a quiet and dedicated space for working from home, studying or pursuing hobbies.

To the front, a generous gravel driveway provides parking for numerous vehicles, with additional spacious storage shed with electric and gated access to the rear.

With solar panels, a dedicated home office, excellent entertaining space and a comprehensive programme of recent improvements, this is a home that combines style with practicality. Its South Wootton setting also places a useful range of amenities close at hand, including local schooling, a doctors' surgery and Tesco Express, making it a particularly convenient choice for family life.





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



“The home is modern, spacious and wonderfully welcoming. We have loved the peaceful setting and the friendly, family-oriented area.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2827-1182-8365-2116-5219.

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: ///smarting.solutions.walks

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SOWERBYS

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