



THE STORY OF

150 Grimston Road

South Wooton, Norfolk

SOWERBYS



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150 Grimston Road

South Wootton, Kings Lynn, Norfolk
PE30 3PB

Beautifully Renovated and
Extended Family Home

Victorian Character with Contemporary Styling

Stunning Open-Plan Kitchen/Dining Room

Bi-Fold Doors Opening onto the Rear Terrace

Three Well-Proportioned Bedrooms

Two Versatile Reception Rooms

Wood-Burning Stove to the Sitting Room

Large Rear Garden Ideal for Families

Extensive Gravel Driveway with Ample Parking

Refley Wood Just a Five-Minute Walk Away

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Having been only the second owners, the current owners have thoughtfully updated this handsome Victorian-inspired home over the past eleven years, creating a beautifully balanced property that blends period character with contemporary family living.

Ideally positioned just a five-minute walk from Refley Wood and within easy reach of King's Lynn's schools, amenities and transport links, the property occupies a generous plot with a large rear garden that has been enjoyed for years by the family.

The welcoming entrance hall retains its original charm with a striking geometric tiled floor, elegant staircase and high ceilings. To the front, the sitting room offers a cosy retreat with a wood-burning stove, while a second reception room provides flexible space for a snug, home office, playroom or dining room.

To the rear, the extended open-plan kitchen and dining room is the heart of the home. Finished with contemporary cabinetry, quartz worktops, a central island and skylights, it is flooded with natural light, while bi-fold doors open directly onto the garden, creating an ideal space for everyday living and entertaining. A separate utility room and cloakroom complete the ground floor.

Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom with views across neighbouring fields, together with a stylish family bathroom.

Outside, the generous rear garden features a large terrace for outdoor dining and an extensive lawn surrounded by mature planting. To the front, a substantial gravel driveway provides parking for several vehicles, with space for a motorhome or caravan.



We loved the light, generous proportions of the bedrooms, creating a peaceful retreat for the whole family.





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 large garden has been the heart of our family home in the summer, perfect for children, entertaining, and making wonderful memories.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and log burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///seatbelt.theory.century

AGENT'S NOTE

The neighbouring land is currently under development - planning reference 15/01782/OM with the Borough Council of King's Lynn & West Norfolk.

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SOWERBYS

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