

THE STORY OF

45a Castle Rising Road

South Wootton, Norfolk

SOWERBYS

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South Wootton, Norfolk
PE30 3JA

Impressive Five Bedroom Detached Home

Extensively Refurbished Throughout

Four Versatile Reception Rooms

Contemporary Kitchen with Central Island

Two En-Suites and Additional Shower Room

Principal Bedroom with Dressing Room

Generous, Mature and Private Gardens

Detached Double Garage

Extensive Driveway Parking

Desirable South Wootton Location

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Approached along a shared private lane framed by mature trees, just off one of South Wootton's most desirable roads, this impressive detached family home offers an appealing combination of privacy, space and contemporary living. Extensively refurbished and thoughtfully reconfigured during the current owners' tenure, the property has been transformed into a stylish and welcoming home, with beautifully finished interiors and a layout suited to both everyday family life and entertaining.

The sense of space is immediately apparent upon entering the generous reception hall, where elegant marble-effect flooring introduces the contemporary finishes that continue throughout the ground floor. The sitting room is particularly striking, having been redesigned to create a comfortable yet sophisticated retreat. A contemporary feature fireplace, bespoke illuminated display recesses and French doors opening onto the garden combine to make this a wonderful space for relaxing with family or enjoying quieter evenings.

The substantial dining room is another highlight, with ample room for formal dining alongside a more relaxed seating area. Its flexible arrangement makes it ideal for hosting larger gatherings or enjoying time together. A further reception well-proportioned reception room, currently used as a gym, could work equally well as a playroom or a snug, offering an informal retreat, while the separate study is ideally suited to working from home.

The kitchen continues the home's contemporary styling, with sleek handleless cabinetry, extensive work surfaces and a central island providing an inviting place for casual dining and conversation. Integrated appliances and carefully considered lighting complement the clean, modern design, while an adjoining utility room keeps everyday practicalities neatly tucked away. A ground floor WC completes the accommodation on this level.



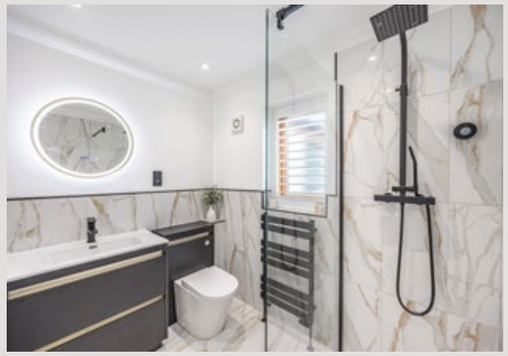
















A wonderful setting for both everyday family life and entertaining.









Upstairs, five bedrooms provide comfortable accommodation, with the principal bedroom enjoying the added luxury of a dressing room and en-suite shower room. A second bedroom also benefits from an en-suite, while a further shower room serves the remaining bedrooms. Attractively presented in neutral tones, the bedrooms feature soft carpeting and plantation shutters, with fitted wardrobes to two rooms providing useful storage.

Outside, the property enjoys a particularly appealing setting, with mature trees providing a leafy backdrop to the generous, predominantly lawned garden. There is plenty of room for children to play, while a paved terrace adjoining the house creates a natural setting for summer dining, barbecues and relaxed afternoons with friends and family. Established boundaries and mature planting enhance the sense of seclusion, making the garden an enjoyable extension of the living space.

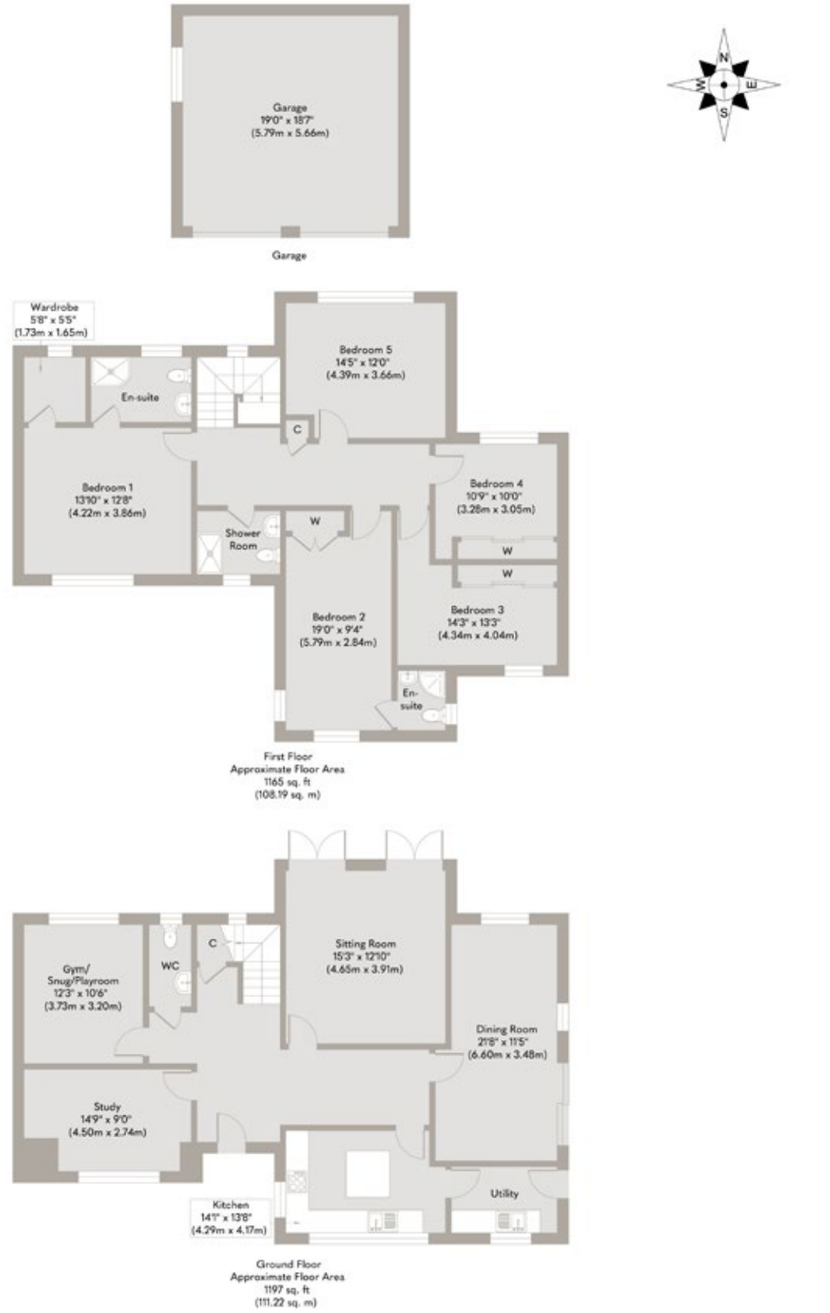
To the front, a substantial gravelled driveway provides ample off-road parking and leads to a detached double garage. The attractive combination of brickwork and rendered elevations gives the property a distinctive appearance, complemented by its mature surroundings.

Situated in the highly regarded village of South Wootton, the property enjoys a desirable residential setting with convenient access to the amenities of King's Lynn. The nearby Sandringham Estate and beautiful North Norfolk coastline also offer wonderful opportunities for days out and exploring the countryside.

Combining contemporary style with the warmth and practicality of family living, this is a beautifully improved home offering generous accommodation, flexible reception spaces and a delightful garden setting.







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 Sowerbys



"A welcoming place to settle, relax and enjoy time together."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2628-9050-7202-5868-5970

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: ///identify.gobbles.muffin

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SOWERBYS

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