



Pingles Road, North Wootton

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£300,000

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2

A home that makes family life easy, in one of North Wootton's most popular locations.

Set along Pingles Road in the ever-popular village of North Wootton, this wonderfully presented four-bedroom detached home offers the kind of space, location and practicality that makes it easy to picture settling in for years to come.

Neat, clean and beautifully kept, there's no long list of jobs waiting for you here. Offered with no onward chain, it's ready for its next owners to turn the key, unpack and start making it their own. Add in a private rear garden, garage and off-road parking, along with the local school and shop just a short walk away, and it's a home that ticks plenty of boxes before you've even stepped inside.

A handy entrance porch provides somewhere to leave muddy boots, wet coats and paws before continuing into the welcoming entrance hall, where the comfortable proportions and well-maintained finish immediately become apparent.

The ground floor has a lovely flow, with a collection of living spaces that allow family life to spread out rather than feeling confined to one room.

The spacious living room provides somewhere to properly relax and unwind. It's perfect for cosy evenings in front of your favourite series, lazy weekend afternoons or simply putting your feet up at the end of a busy day.

Alongside is the dining room, a sociable space that can handle everything from quick midweek meals and homework after school to Sunday lunches and evenings spent around the table with friends and family.

Folding doors connect the dining room to the garden room, allowing the two spaces to work brilliantly together when entertaining while still giving you the option to separate them when you want something a little quieter. Filled with natural light and overlooking the garden, it's an ideal second sitting room, reading space or simply somewhere to enjoy your morning coffee.

Completing the ground floor is the modern kitchen. Thoughtfully designed to make the most of the available space, there's an excellent amount of fitted storage and worktop area, giving keen cooks and budding bakers plenty of room to get creative without sacrificing practicality.

Head upstairs and you'll find four well-balanced bedrooms, giving the house plenty of flexibility as your family's needs change.

Bedrooms one and two are excellent doubles, both benefiting from fitted wardrobes that help keep everything neatly tucked away. The remaining bedrooms lend themselves to children's rooms, guest accommodation or something entirely different. Bedroom four has previously been used as a dedicated home office, making it particularly useful for anyone working remotely without wanting to sacrifice a corner of the dining table.

All four bedrooms are served by the stylish contemporary shower room, completing the first-floor accommodation.

Outside, the property continues to offer everything you'd hope for from a family home.

To the front, the driveway provides off-road parking and access to the single garage, giving you valuable additional space for a car, bikes, tools and all the other things that tend to accumulate over the years.

To the rear, the fully enclosed garden enjoys a good degree of privacy and provides a wonderful complement to the house. There's space for children and pets to play safely, room to entertain friends and family when the weather behaves, or simply somewhere to pull up a chair and enjoy a little summer sunshine.

And then there's the location. North Wootton remains one of the area's most sought-after villages, combining a strong community feel with excellent everyday convenience. With the local shop and school within walking distance, alongside easy access towards King's Lynn, Sandringham and the wider West Norfolk countryside, it's easy to understand why families are so drawn to the area.

Four bedrooms, multiple living spaces, a private garden, garage, parking and no onward chain, all wrapped up in a well-presented home that's ready to enjoy from day one.

For anyone searching for a family home in North Wootton where they can simply move in, settle down and start enjoying life, Pingles Road deserves a closer look.

Tenure: Freehold

- Detached House
- Four Bedrooms
- No Onward Chain
- Sought After Location
- Ideal Family Home
- Generous and Versatile Accommodation
- Garage and Off-road Parking
- Close to Local School and Shops
- Private Rear Garden
- Move in Ready

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

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.

All measurements are provided as a guide and may not be exact.

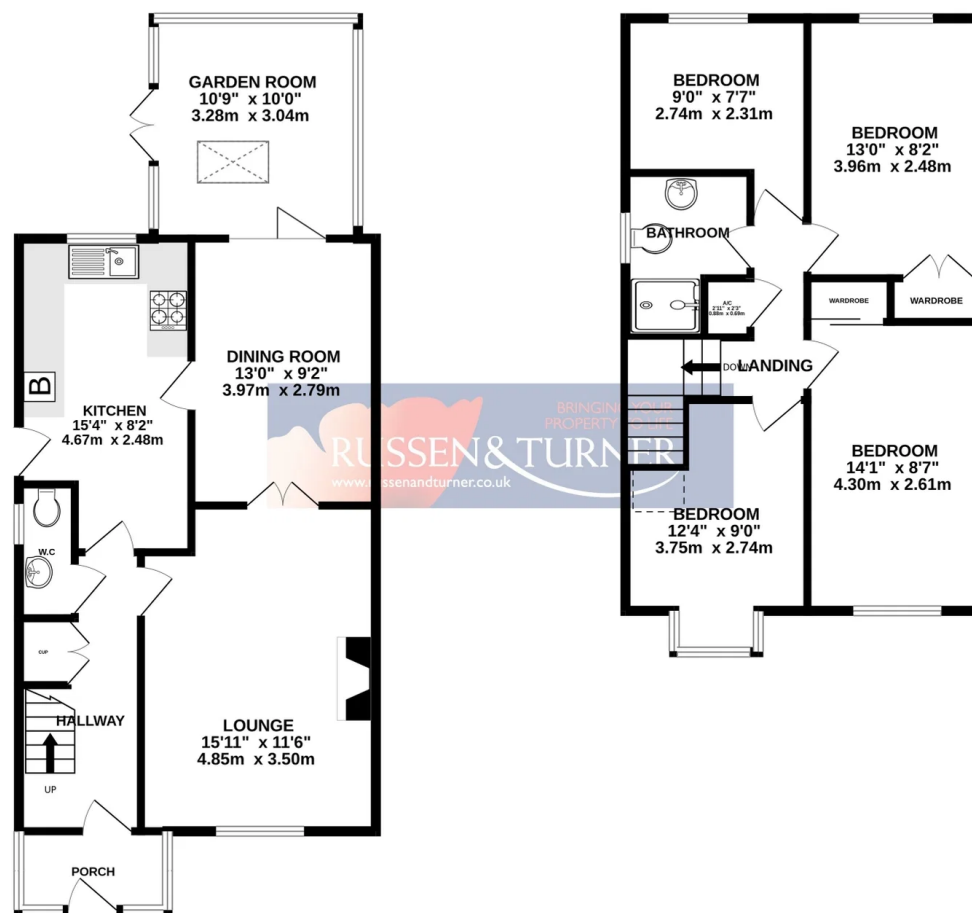
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

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
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1147 sq.ft. (106.5 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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