



Waikiki 160, Grimston Road, South Wootton, King's Lynn, PE30 3PB

£375,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

A Rare Opportunity on Grimston Road – Substantial Detached Bungalow with Expansive Gardens and Incredible Potential

Set along a private road, just off the highly regarded and much sought-after Grimston Road in King's Lynn, this impressive detached bungalow offers a rare combination of space, location, and untapped potential. Situated on a generous plot measuring just under one-third of an acre (STMS), and perfectly positioned opposite open fields, this is a property that truly ticks all the boxes for families, or those looking to create their dream home.

From the moment you arrive, the scale of this property becomes apparent. A large driveway provides ample parking for multiple vehicles and sets the home back from the road, giving it a feeling of privacy and exclusivity. Stepping inside, you're welcomed by a spacious 32ft entrance hallway, offering an immediate sense of light, warmth, and the generous proportions that define this home.

The layout is both practical and versatile, with the living areas thoughtfully located at the rear to take full advantage of the garden views. The comfortable living room is a relaxing retreat, while the formal dining room is ideal for hosting friends and family. Adjacent, the well-appointed kitchen features ample worktop space, perfect for home cooks and bakers alike. For those with an eye to the future, there's exciting potential to combine the kitchen and dining room to create a large, open-plan family space, ideal for modern living.

Boasting five well-proportioned double bedrooms, this home caters effortlessly to a variety of needs. Whether you're looking for a dressing room, home office, or creative studio, the flexibility here is unmatched. The fifth bedroom is currently used as a dedicated home office, a perfect solution for hybrid or remote working. Completing the accommodation is a four-piece family bathroom and a separate cloakroom, offering convenience for both residents and guests.

However, it's the stunning south-facing rear garden that truly sets this property apart. Extending to almost 200ft in length (STMS), this private oasis is beautifully maintained, with a lush lawn, mature borders bursting with seasonal colour, and a peaceful fruit and vegetable patch for those with green fingers. It's the kind of outdoor space that invites long summer afternoons, family barbecues, or simply a quiet moment of escape.

For those with vision, the bungalow offers immense potential to extend, subject to the necessary planning permissions. Whether it's expanding outwards to add further reception space to the rear or going up into the loft to add further bedrooms and maximise the views over the open countryside to the front, the possibilities are almost limitless. You even have access down both sides of the bungalow adding more potential (8 feet to the side of the kitchen and another 5 feet to the other side of the bungalow).

Perfectly placed close to local amenities and offering easy access into King's Lynn and surrounding villages, this home delivers a rare blend of size, seclusion, and scope in one of the area's most desirable addresses.

Opportunities like this don't come around often – this is a home you can grow into, adapt to your lifestyle, and make truly your own.

Viewings are highly recommended to fully appreciate all that this unique home has to offer.

Tenure: Freehold

Property Type: Detached Bungalow

- Substantial Detached Bungalow
- Four Bedrooms with Designated Study
- Generous Plot - Almost 1/3 of an acre (STMS)
- Off-road Parking
- Sought After Location
- Close to Local Amenities - Shops, Schools and more
- Potential to Extend and Improve (STPP)
- Wonderfully Private Rear Garden Almost 200ft in length (STMS)
- No Onward Chain
- Open fields Views to the front

Disclaimer

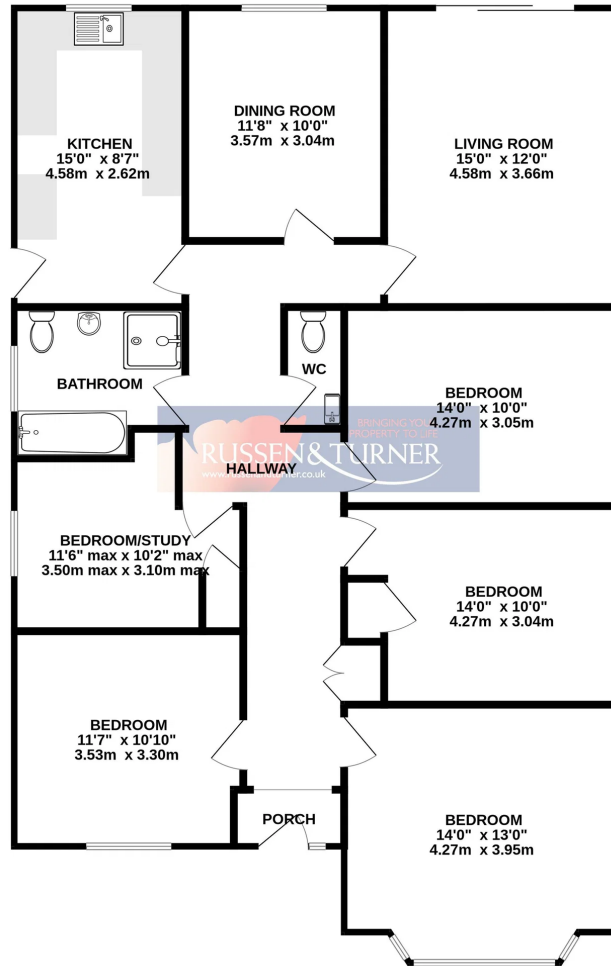
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. 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.
5. 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.



Relax and enjoy views of your garden



GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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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