

THE STORY OF

# 2 Finchdale Close

*South Wootton, Norfolk*

SOWERBYS

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# 2 Finchdale Close

South Wootton, Norfolk
PE30 3TL

Three Bedroom Semi-Detached Home

Spacious Open-Plan Sitting/Dining Room

Bright Conservatory Overlooking Garden

Contemporary Fitted Kitchen

Separate Utility Area and Ground Floor WC

Three Versatile Bedrooms

Enclosed Rear Garden

Off-Road Parking and Garage Storage

No Onward Chain

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Offering a wonderful opportunity to create a home that truly reflects your own style, this three-bedroom semi-detached property in South Wootton combines practical living accommodation with the flexibility to suit a variety of lifestyles. Having previously been let, the property presents an appealing prospect for first-time buyers, young families or those looking for a home they can gradually make their own.

The ground floor has a welcoming, open feel, with a generous sitting and dining room providing plenty of space for both relaxing and entertaining. Whether enjoying a quiet evening on the sofa or gathering around the dining table with friends and family, this versatile room lends itself comfortably to everyday life. French doors lead through to a bright conservatory, offering an additional place to unwind whilst enjoying views of the rear garden, with direct access outside during the warmer months.

The kitchen is fitted with contemporary white units, complemented by wood-effect worktops and soft green tiling, creating a fresh and practical space for daily cooking. A separate utility area provides useful additional facilities, whilst a ground floor cloakroom adds further convenience.

Upstairs, three bedrooms offer flexibility for a growing family, visiting guests or perhaps a dedicated home office. The principal bedroom is particularly generous, whilst the remaining two bedrooms provide adaptable accommodation to suit individual needs. A family bathroom, fitted with a bath and overhead shower, completes the first floor.

Outside, the enclosed rear garden is predominantly laid to lawn, with paved areas offering space for outdoor seating and summer dining. There is plenty of opportunity to introduce planting and personal touches, creating an inviting outdoor retreat to enjoy throughout the seasons. To the front, off-road parking for one vehicle is complemented by a remaining garage area, providing useful additional storage.







A practical layout with flexibility to suit changing lifestyles.



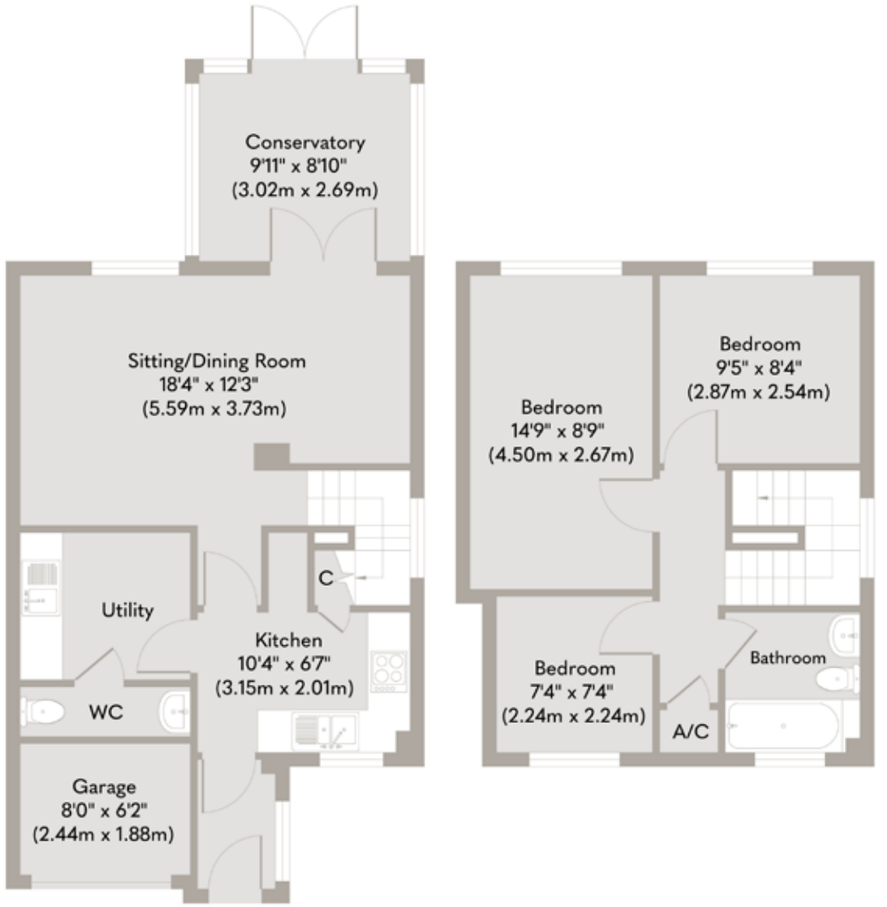













Ground Floor
Approximate Floor Area
522 sq. ft
(48.53 sq. m)

First Floor
Approximate Floor Area
401 sq. ft
(37.29 sq. m)

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 home with room to grow and make your own."

### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 0277-3051-3206-0795-1204

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: ///depended.counters.octagonal

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SOWERBYS

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