



S

THE STORY OF

3a Rosecroft

South Wootton, Norfolk

SOWERBYS



THE STORY OF

3a Rosecroft

South Wootton, Norfolk
PE30 3WX

Individually Designed and Built by
the Current Owners in 2007

Approximately 2,600 Sq. Ft. of
Generous Accommodation - Nearly
3,000 Sq. Ft. Including Garage

Five Well-Proportioned Bedrooms

Principal Bedroom with Dressing
Room and En-Suite

Two Bedrooms with Shared En-Suite

Impressive 21'7" Sitting Room
with Wood-Burning Stove

21'7" Kitchen/Dining Room, Separate
Dining Room and Dedicated Office

Private Established Rear Garden on an
Approximate 0.2 Acre Plot (STMS)

Double Garage and Generous Off-Road Parking

Popular South Wootton Setting,
Offered with No Onward Chain

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





There is something particularly special about a home which has been conceived, designed and built for the people who live there. Having purchased the plot in 2006, the current owners began with a blank canvas and a clear ambition: to create the generous, comfortable family home they had always wanted. Completed in 2007, 3a Rosecroft has fulfilled that vision ever since.

Offering approximately 2,600 sq. ft. of accommodation, the house has an immediate sense of space. Rooms are generously proportioned and the layout feels considered rather than conventional, creating a home where family life can unfold without ever feeling confined.

“This home fulfilled our dream.”

At the heart of the ground floor is a welcoming entrance hall, from which the principal rooms flow. The kitchen/dining room provides the everyday heart of the house, with plenty of room for cooking, gathering and everyday meals, while a separate dining room is ideal for larger occasions.

Across the hall, the sitting room is a wonderfully comfortable retreat, centred around a wood-burning stove set within a characterful brick fireplace. Practicality has been given just as much thought, with a separate utility room, substantial home office, ground-floor cloakroom and direct access to the double garage.

Upstairs are five double bedrooms, including an excellent principal suite with dressing room and en-suite shower room. A further bedroom also benefits from a dressing room and shares an en-suite with another bedroom. The remaining two bedrooms are served by the family bathroom, creating a versatile layout for family life and visiting guests.

Outside, the house sits on an established plot of approximately 0.2 acres (STMS), with a private, enclosed rear garden. A broad terrace provides an ideal space for summer dining and entertaining, with lawn beyond, while generous off-road parking complements the substantial double garage.

South Wootton combines an established village setting with convenient access to King's Lynn. The village offers local amenities, schools, a village green and pond, while the west Norfolk coastline is also within easy reach.

After almost two decades here, the house has given the current owners exactly what they set out to create: generous proportions, a calm family environment and the space to grow into over time.

Now offered with no onward chain, 3a Rosecroft represents an opportunity for its next owners to make their own memories in a home designed from the outset around family life.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“We’ve loved the sitting room; watching the flames in the wood-burner is so cosy and mesmerising on winter nights.”



SERVICES CONNECTED

Mains electricity, water, gas and drainage. Heating via gas-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2316-9660-2926-8301

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: ///searcher.soccer.defers

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

