

THE STORY OF

# 38 The Birches

*South Wootton, Norfolk*

SOWERBYS

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# 38 The Birches

South Wootton, Norfolk
PE30 3JG

Substantial Four-Bedroom Detached Bungalow

Impressive Open-Plan Living Accommodation

Principal Bedroom with Dressing Room and En-Suite

Separate Utility Room/Preparation Kitchen

Bi-Fold Doors Opening to Covered Veranda

Separate Summerhouse/Entertainment Space

Versatile Studio and Shower Room

Approximately 3,330 sq. ft. in Total

Private Garden with Additional Storage

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Offering an exceptional sense of space and versatility, this substantial detached bungalow presents an exciting opportunity for those seeking a home that can comfortably accommodate family life, entertaining and individual pursuits. With generous, entirely single-storey accommodation, a wonderfully sociable open-plan living space and a separate summerhouse and entertainment space, this is a property designed to adapt to the changing needs of its owners.

The main residence offers an impressive sense of openness, with the expansive kitchen, sitting and dining room providing a natural setting for everyday living. At approximately 39 feet in length, this wonderfully proportioned space allows for distinct areas in which to cook, dine, entertain or simply unwind. The arrangement lends itself beautifully to family gatherings, with plenty of room for everyone to come together whilst retaining the flexibility to create more intimate seating areas. A separate utility and preparation kitchen, provides valuable additional workspace and practicality. The dining area, enhanced by a striking roof lantern, enjoys an abundance of natural light, while bi-fold doors open directly onto a covered veranda, creating a wonderful transition between indoor and outdoor living. This connection to the garden offers an inviting setting for summer gatherings and relaxed weekends at home.

The bedroom accommodation is equally generous, with four bedrooms arranged across the bungalow. The principal suite is particularly impressive, enjoying its own dressing room and en-suite shower room, alongside extensive fitted wardrobe space. Three further bedrooms offer flexibility for family members, visiting guests or those wishing to establish a dedicated home office. A family bathroom and separate shower room serve the remaining bedrooms, while a further WC adds everyday convenience.





























Beyond the main residence, the separate summerhouse and entertainment space introduces an entirely different dimension to the property. Offering approximately 821 sq. ft. of additional space, this impressive building provides a wonderful environment in which to entertain, pursue hobbies or simply escape the routines of everyday life.

The principal space is particularly striking, with its open-plan arrangement and generous central island creating a relaxed, sociable atmosphere. Two large roof lanterns draw natural light into the room, while glazed doors open towards the garden, encouraging an easy connection between indoor and outdoor entertaining.

An adjoining studio provides further flexibility, lending itself to creative interests, hobbies or other leisure pursuits, while a contemporary shower room and separate store complete this valuable addition.

Outside, the grounds provide an attractive setting for both the bungalow and its accompanying summerhouse. The garden offers space to relax, entertain and enjoy time outdoors, with the covered veranda providing a particularly appealing spot for sheltered al fresco dining. A further store positioned at the far end of the garden offers useful additional storage, while the arrangement of the buildings creates a natural relationship between the main home and its recreational facilities.

A home of remarkable proportions and flexibility, where generous family accommodation meets an exciting opportunity for leisure and entertaining – offering the freedom to enjoy a lifestyle shaped entirely around you.




















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 home of remarkable proportions offering the freedom to enjoy a lifestyle shaped entirely around you."

### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating to main home and air source heating to studio.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 5790-6378-0722-7690-3063

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: ///brick.superhero.host

### AGENT'S NOTE

Buyers are advised the 'Summerhouse/Entertainment Space' does not presently have full building regulations certification.

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

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