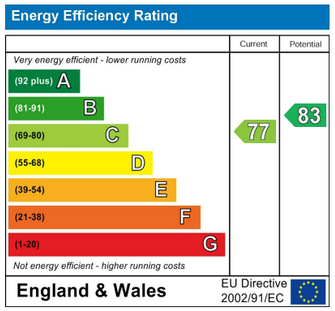
DIRECTIONS

SAT NAV: PE30 3RY



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Brittons Estate Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

brittons
estate agents

www.brittons.net



54 All Saints Drive North Wootton PE30 3RY

£570,000 Freehold

01553 692828
sales@brittons.net

naea | propertymark PROTECTED

The Property Ombudsman





ABOUT THE AREA
North Wootton sits on the edge of King's Lynn, offering the perfect balance of village living and town convenience. Residents enjoy easy access to excellent schools, shopping, leisure facilities and a mainline rail service to London King's Cross via Cambridge.

The village blends traditional carrstone cottages with modern homes and centres around a charming village green. Local amenities include All Saints Church, The Red Cat Hotel, a large park shared with South Wootton and nearby King's Lynn Golf Club.

North Wootton is also ideally placed for exploring the Sandringham Estate and the stunning North Norfolk coastline, with its expansive sandy beaches and renowned golf courses. Combining countryside surroundings with excellent transport links, it offers a relaxed lifestyle within easy reach of the coast and town.

PORCH	
ENTRANCE HALL	
LOUNGE	22'4 x 12'11 (6.81m x 3.94m)
DINING / FAMILY ROOM	19'8 x 11'9 (5.99m x 3.58m)
KITCHEN	16'11 x 9'6 (5.16m x 2.90m)
UTILITY	8'11 x 4'9 (2.72m x 1.45m)
HOME OFFICE	7'3 x 6'9 (2.21m x 2.06m)
CLOAKROOM / W.C	
LANDING	
MASTER BEDROOM	13'6 x 11'2 (4.11m x 3.40m)
DRESSING ROOM	7'3 x 5'3 (2.21m x 1.60m)
ENSUITE	
BEDROOM TWO	17'1 x 9'10 (5.21m x 3.00m)
BEDROOM THREE	14'5 x 9'10 (4.39m x 3.00m)
BEDROOM FOUR	13'1 x 7'9 (3.99m x 2.36m)
BATHROOM	12'8 x 7'1 (3.86m x 2.16m)

IMPORTANT INFORMATION
CONTACT BRITTONS ESTATE AGENTS TO VIEW

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavour to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

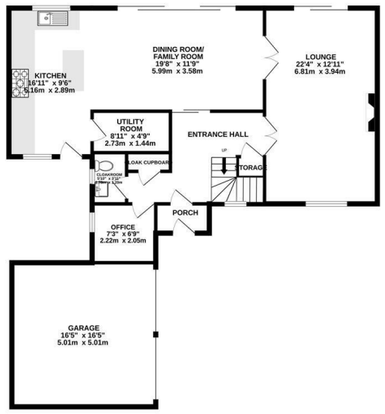
Situated in one of North Wootton's most desirable addresses, this standout four-bedroom detached home delivers the space, style and setting that modern families dream of. From the moment you step inside, the property feels bright, open and beautifully balanced — a home designed for everyday comfort and effortless entertaining.

At its heart is a stunning open-plan kitchen and family hub, finished with sleek cabinetry and generous worktops, flowing naturally into a spacious dining and living area. Sunlight pours in through the sliding doors, drawing your eye out to the garden and creating a warm, sociable atmosphere perfect for gatherings, homework sessions, or relaxed evenings at home. A separate utility room and outside utility area keeps the practicalities neatly tucked away. The ground floor continues to impress with a welcoming lounge featuring a charming fireplace and further garden access, a dedicated home office ideal for remote working, and a well-appointed cloakroom.

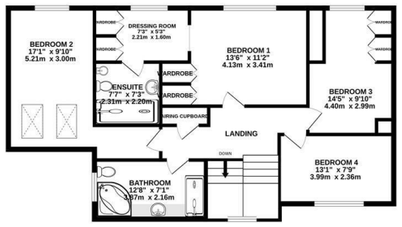
The striking full-height window on the staircase adds an architectural flourish, flooding the hallway with natural light and giving the home a sense of openness and calm.

Upstairs, the master suite feels like a private retreat, complete with a dressing room and ensuite. Three additional double bedrooms offer superb flexibility for family, guests or hobbies, while the spacious four-piece

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026















