



THE STORY OF

5 The Howards

North Wootton, Norfolk

SOWERBYS



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North Wootton, Norfolk
PE30 3RS

No Onward Chain

Desirable Cul-De-Sac Location in the Woottons

Substantial Detached Family Home

Owned from New

Excellent Potential to Modernise and Add Value

Generous Plot with Mature Gardens

Double Garage and Ample Off-Road Parking

Well-Balanced and Versatile Accommodation

Quiet, Private Setting

Easy Access to King's Lynn and Local Amenities

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Tucked away within one of the most desirable cul-de-sac settings in the Woottons, this substantial detached residence presents a rare opportunity to acquire a home that has been cherished by the same owner since new. Set back from the road and approached via a generous private driveway, the property immediately conveys a sense of space and privacy. The handsome red-brick façade, complemented by a double garage and mature front gardens, creates a striking first impression in keeping with the quiet, well-regarded surroundings.

Internally, the home offers well-balanced and versatile accommodation, ideally suited to modern family life. Multiple reception rooms provide flexibility for both formal entertaining and relaxed everyday living, while the kitchen and adjoining spaces offer clear potential to be reimaged into a contemporary open-plan hub.

Upstairs, the property continues to impress with a range of well-proportioned bedrooms, offering comfortable accommodation for growing families, alongside family bathroom facilities and scope for enhancement.

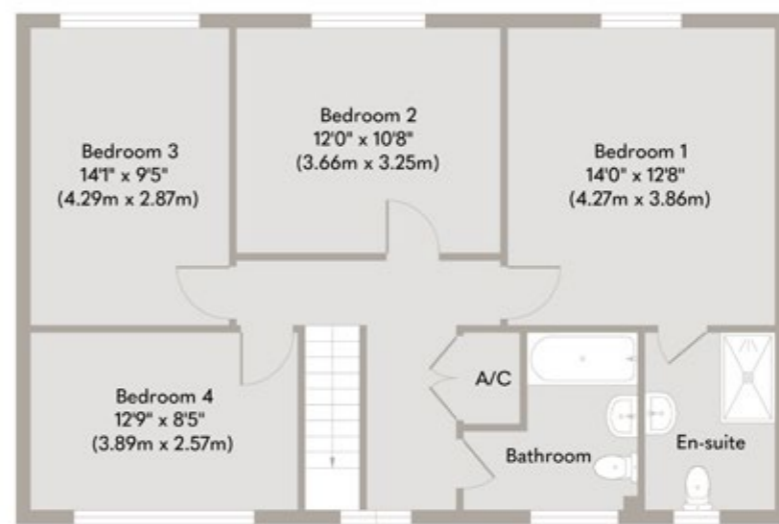
What truly sets this home apart is the opportunity it presents. Having been meticulously maintained over the years, it now offers an excellent canvas for those looking to cosmetically update and modernise to their own specification - creating a home tailored entirely to personal taste in a location where such opportunities are seldom available.

The Woottons remain one of the area's most desirable locations, prized for their blend of village charm and convenience, with easy access to King's Lynn, well-regarded schooling, and transport links.

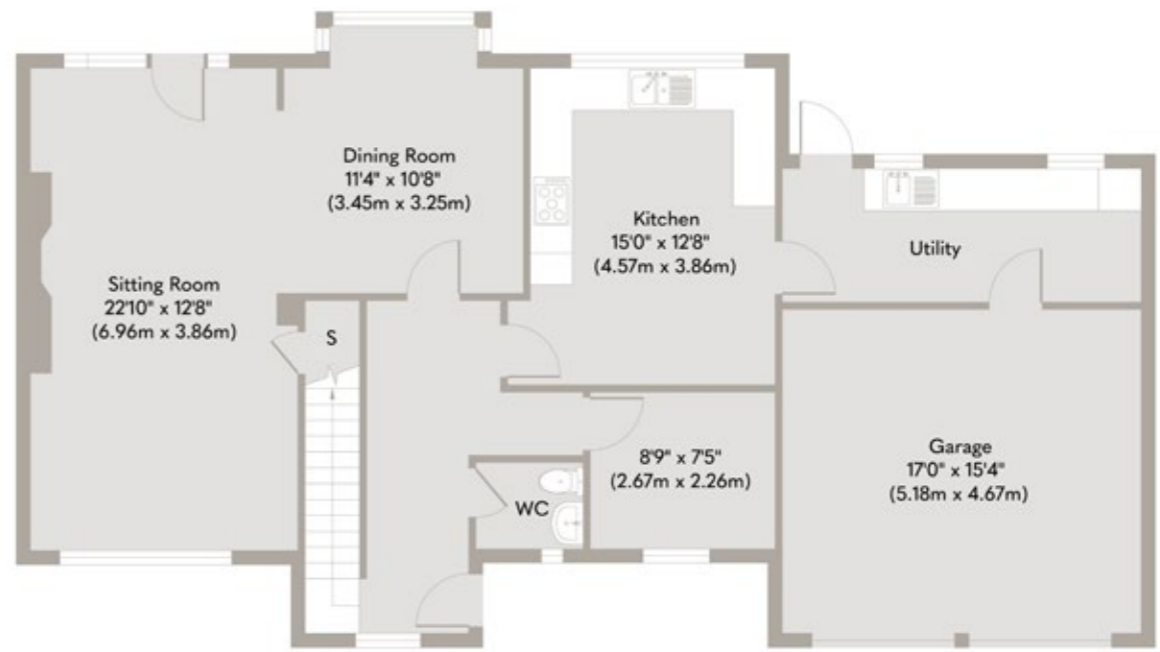


An exciting opportunity to modernise and create a home tailored to your own taste.





First Floor
Approximate Floor Area
805 sq. ft
(74.77 sq. m)



Ground Floor
Approximate Floor Area
958 sq. ft
(88.97 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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North Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

North Wootton sits on the northern edge of King's Lynn, offering a well-balanced setting that combines village calm with easy access to the wide-ranging amenities of this historic market town. King's Lynn provides a comprehensive selection of schooling, shopping and leisure facilities, along with a mainline rail service to London King's Cross via Cambridge, making it a practical choice for both commuters and families alike.

Within the village, everyday essentials are close at hand, while the surrounding area offers a strong sense of community and an appealing rural backdrop. A focal point is the historic St Mary's Church, dating back to the 12th century, with its attractive architecture and peaceful churchyard adding to the character of the village. A well-regarded local pub provides a welcoming setting for relaxed dining and socialising.

North Wootton is particularly well placed for enjoying some of North Norfolk's most celebrated landscapes. The Sandringham Estate lies just a short drive away, offering acres of parkland, woodland walks and the renowned Sandringham House. Beyond this, the North West Norfolk coastline unfolds with wide, sandy beaches and big open skies, perfect for walking, wildlife watching and coastal pursuits.

For those with sporting interests, there are excellent opportunities nearby, including King's Lynn Golf Club and the highly regarded links courses at Hunstanton and Brancaster.

Combining accessibility, local charm and proximity to some of the region's finest countryside and coastline, North Wootton continues to be a sought-after location for those seeking a relaxed yet well-connected lifestyle.



Note from Sowerbys



“Generous outdoor space ideal for family life and entertaining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 5136-2824-6600-0102-0206

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: ///early.forwarded.hedgehog

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SOWERBYS

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