

THE STORY OF

19 Priory Lane

South Wootton, Norfolk

SOWERBYS

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South Wootton, Norfolk
PE30 3JF

Fully Renovated and Extended 1950s Home

Five Bedrooms Arranged over Three Floors

Three Reception Rooms, Including a Sitting Room with Original Parquet Flooring

Contemporary Kitchen/Dining Room with Integrated Appliances and Bifold Doors

Principal Bedroom with Dressing Area, En-Suite and Balcony

Ample Driveway Parking and Single Garage

Generous Lawned Garden with Patio and Pergola-Covered Seating Area

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Set in a sought-after position in South Wootton, close to local shops, the school and bus stop, 19 Priory Lane is a beautifully renovated and extended 1950s home, offering generous and versatile accommodation with a contemporary finish throughout.

On arrival, the gravel driveway provides ample off-street parking for several vehicles and leads to a single brick-built garage. Inside, two spacious reception rooms offer plenty of room for family life. The sitting room is a particular highlight, featuring original parquet flooring and a bespoke media wall, creating a welcoming space in which to relax.

At the heart of the home is the impressive kitchen/dining room, a wonderfully sociable space with sleek cabinetry, integrated AEG appliances, a Samsung hob and extractor, and a hot water tap. Bifold doors open onto the rear patio, creating a natural connection between the house and garden and making this an ideal setting for everyday meals or entertaining. A separate utility room keeps household tasks neatly tucked away, while an additional generous room offers excellent flexibility as a playroom, home gym, garden room or further reception space.

Upstairs, the first floor provides four well-proportioned bedrooms. The front bedroom enjoys an attractive bay window, while the principal bedroom to the rear offers a lovely retreat, complete with a dressing area, modern en-suite shower room and side balcony. A gorgeous family bathroom with stone resin suite serves the remaining bedrooms with free standing bath and spacious walk in shower, while stairs lead to the second floor, where a further bedroom provides useful additional accommodation or an ideal home office.































The rear garden is a lovely feature, with a patio adjoining the house and a large, predominantly lawned garden beyond. A covered seating area beneath a pergola provides a sheltered spot for outdoor dining and relaxing, whatever the occasion, while the generous lawn offers plenty of space for children to play or for keen gardeners to make their own.

Combining the character of its 1950s origins with the comfort and practicality of a modern renovation, this is a home that offers room to grow, work and entertain, all within a convenient South Wootton setting.







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



"...original parquet flooring and a bespoke media wall, make the sitting room a welcoming space in which to relax."

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2817-0000-2020-8121

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: /// defeated.sheepish.snapping

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SOWERBYS

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