



2 Towler Mews

NORTH WOOTTON

SOWERBYS

Land & New Homes Specialists



INTRODUCING

2 Towler Mews

Manor Road, North Wootton, King's Lynn, Norfolk
PE30 3ZB

Three Double Bedrooms

Two Bedrooms with En-Suite Shower Rooms

Newly Built Home in Small Development

Red Brick and Carrstone Exterior

Kitchen/Dining Room with Quartz
Worktops and AEG Appliances

Air Source Heat Pump with Underfloor
Heating to Ground Floor

Solar Panels for Improved Energy Efficiency

Air Conditioning Installed

EV Charging Point

Single Garage with Electric Roller Door
and Shared Private Driveway

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

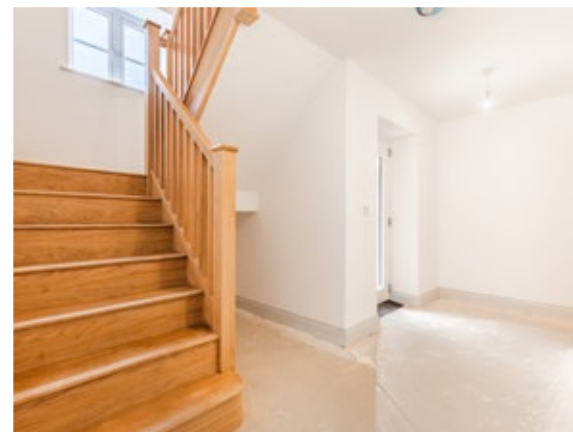


Discreetly located to the rear of Towler Mews in North Wootton, this newly built home has been designed to offer practical modern living with a thoughtful specification and traditional materials that sit comfortably within its surroundings. The red brick and Carrstone façade reflect the character of the local area, while the layout and technology within the home focus on the needs of contemporary life.

Inside, this home offers well-balanced accommodation centred around sociable living spaces where day-to-day life and entertaining can easily come together. The kitchen and dining area provide a natural hub for the home, fitted with quartz worktops and integrated AEG appliances, creating a clean and functional space for cooking and gathering. The sitting room offers a separate area to relax, with provision for a log burner, giving flexibility to personalise the space over time.

Upstairs, three double bedrooms provide comfortable accommodation, with two benefiting from their own en-suite shower rooms. This arrangement works well for families, guests or those who simply appreciate a little extra privacy and convenience in the morning routine.

Energy efficiency has been carefully considered throughout the build. Solar panels, an air source heat pump and underfloor heating to the ground floor help to keep running costs in mind, while air conditioning adds comfort during warmer months. Practical touches such as an EV charging point, CCTV and modern connectivity points ensure the home is ready for the way many people now live and work.





Outside, the property is approached via a shared private driveway leading to a single garage with an electric roller door. The gardens are landscaped and designed to be easy to maintain, with patio areas providing space for outdoor seating and everyday use.

This property offers the reassurance of a newly built home combined with the characterful appearance of traditional Norfolk materials, creating a property that feels both contemporary and in keeping with its village setting.

The home has been built by Nurse Builders, a well regarded family business with a reputation established over several decades. Known for combining thoughtful design with careful construction, their homes reflect a long-standing commitment to quality, attention to detail and a high standard of finish throughout.



Specification

CONSTRUCTION & EXTERNAL FINISH

- Traditional red brick and Carrstone elevations, reflecting the character of the local area
- Red clay pantile roof incorporating integrated solar panels
- Black aluminium guttering and downpipes
- UPVC double glazed casement windows with an Agate Grey finish
- Quality external doors - black Solidor front door with French style doors to the rear
- Single garage with electric roller shutter door, black finish
- Shingle driveway accessed via a shared private drive

HEATING, ENERGY & TECHNOLOGY

- Designed with efficiency and sustainability in mind, both homes incorporate modern systems to support lower running costs and improved comfort.
- Air source heat pump central heating system
- Underfloor heating to the ground floor
- Radiators to first floor
- Solar panels installed
- Air conditioning system fitted
- EV charging point installed adjacent to the garage
- CCTV security system installed
- Smoke detection system throughout

EXTERNAL AREAS

- Landscaped gardens with seeded lawns
- Rear patio areas designed for outdoor seating and entertaining
- Slabbed pathways providing access to the rear garden
- 6ft timber fencing to boundaries with lockable side access gates
- Decorative planting areas including shrubs and trees to driveway areas

- External lighting installed around the property
- Outside tap to rear garden

KITCHEN & DINING AREAS

- Designed as sociable and functional spaces, the kitchens are fitted with quality cabinetry and integrated appliances.
- Contemporary fitted kitchen units
- Cascara Bianca quartz worktops with matching upstands and splashbacks
- Integrated AEG appliances, including:
 - Oven
 - Hob
 - Extractor hood
 - 70/30 fridge freezer
 - Dishwasher
- Kitchen finished with Staunton Putty tiled flooring

UTILITY AREAS

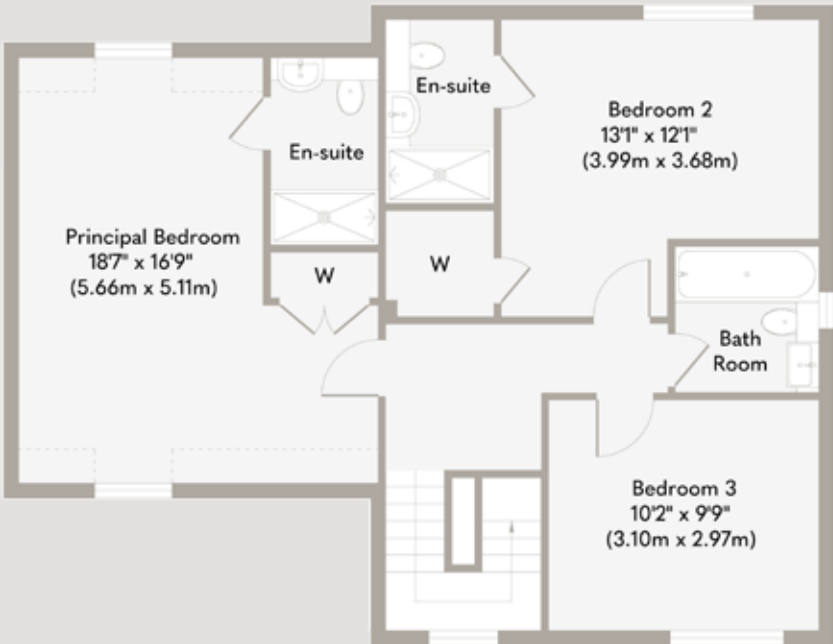
- Separate utility space providing additional storage and laundry area
- Palladium tiled flooring

BATHROOMS & EN-SUITES

- Bathrooms and en-suites are finished with modern fittings and contemporary tiling.
- MIRA shower fittings
- Heated towel radiators
- Palladium Ivory wall tiling
- Palladium Grey floor tiles

INTERNAL FEATURES

- Oak staircase
- Wooden internal doors
- Fireplace with flue liner installed ready for log burner installation
- TV points provided to kitchens, living rooms and bedrooms
- Broadband connectivity points
- BT telephone point installed
- Multiple electrical sockets throughout



First Floor
Approximate Floor Area
817 sq. ft
(75.88 sq. m)



Ground Floor
Approximate Floor Area
790 sq. ft
(73.37 sq. m)

TOTAL APPROXIMATE FLOOR AREA (EXCLUDING GARAGE)
1,607 SQ. FT. / 149.25 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. Copyright V360 Ltd 2026 | www.houseviz.com

North Wootton

ON THE OUTSKIRTS OF
AN HISTORIC MARKET TOWN

North Wootton sits on the outskirts of King's Lynn, offering the amenities you'd expect from a well-served Norfolk market town, including schools, shopping and leisure facilities. There is also a mainline rail service to London King's Cross via Cambridge, with journeys taking around 1 hour 40 minutes.

Immediately adjacent to King's Lynn, North Wootton was once marshland, drained several centuries ago, which now links the village to the coast and the North Norfolk Coast Area of Outstanding Natural Beauty. The village features a mix of traditional carrstone homes and more modern developments.

The older part of the village centres around a small green, with a handful of houses, an old schoolhouse and a former post office. Today, the village is home to The Red Cat Hotel, All Saints Church and a large park shared with South Wootton. It is also home to West Norfolk Rugby Club and sits close to King's Lynn Golf Club.

The nearby Sandringham Estate offers the impressive Sandringham House and beautiful woodland walks. A little further afield lies the stunning North West Norfolk coastline, known for its long sandy beaches, while golfers can enjoy nearby Hunstanton Golf Club and Royal West Norfolk Golf Club.



Note from Sowerbys



“Solar panels form part of the home’s carefully considered design, helping to support efficient day-to-day living.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted rating: C.

TENURE

Freehold.

LOCATION

What3words: ///anchorman.smashes.flying

AGENT’S NOTE

Nursery Cottage and 1 Towler Mews have shared access to driveway, up to where roadway widens.

The owners to share responsibility for the care and upkeep of the driveway.

Please note that some images have been virtually staged and renovated for representative purposes only.

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.

Specification disclaimer: The developer reserves the right to amend the specification and substitute materials or appliances with alternatives of similar quality where necessary. The specification is intended as a guide and may be subject to change during construction.

SOWERBYS

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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

