



INTRODUCING

23b Nursery Lane

South Wootton, Norfolk

SOWERBYS



THE STORY OF

23b Nursery Lane

South Wootton, Norfolk
PE30 3NG

Spacious Detached Home Extending
to Approx. 1,465 Sq. Ft.

Discreetly Positioned Along a Private Drive

Secluded Setting with Mature Gardens

New Windows Doors Fitted in '23

Three Generous Double Bedrooms

Principal with Fitted Storage and En-Suite

Triple Aspect Sitting Room with Fireplace

Sociable Kitchen/Dining Room

Family Bathroom Utility and Cloakroom/WC

Extensive Off Road Parking

Substantial Detached Double Garage

Convenient and Well-Served
South Wootton Location

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There is an appealing sense of privacy from the moment you arrive at 23B Nursery Lane. The property is reached via a private driveway shared by just one neighbouring home, creating a quiet and secluded approach before opening onto a generous parking area in front of the bungalow plus five bar gated access to additional parking and a detached double garage to the side.

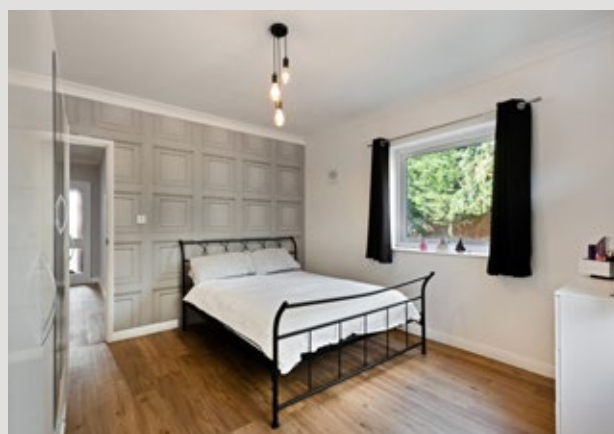
Inside, the accommodation unfolds from a broad central hallway, with the single-storey layout offering both an excellent sense of space and an easy flow between the principal rooms.

The sitting room is particularly impressive with its generous proportions make it equally suited to relaxed evenings and larger gatherings. Windows to three aspects draw in plenty of natural light, while a feature fireplace provides a natural focal point and a glazed door connects the room with the garden.

At the heart of the home, the kitchen and dining areas form a sociable everyday space. The kitchen is fitted with a comprehensive range of cabinetry and provides ample preparation and storage space, opening naturally towards the dining room where there is room for a substantial table. Whether hosting friends or gathering for an informal family meal, the two spaces work comfortably together.

A separate utility room provides valuable additional storage and laundry space and also houses the gas-fired boiler. From here there is access to a useful cloakroom/WC and a side entrance, making this an especially practical part of the home.





Life here feels wonderfully uncomplicated: everything on one level, plenty of parking, a generous garden and the freedom to make the most of every season.



Running across the rear of the bungalow are three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobe storage together with its own en-suite shower room. Finished in a clean, contemporary style, the en-suite features a walk-in shower, wash basin and WC.

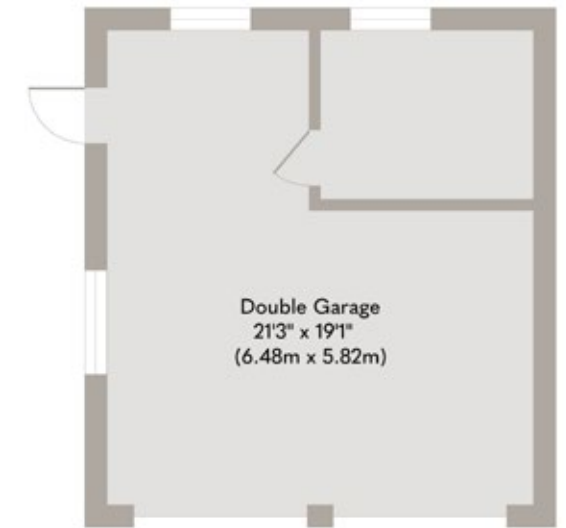
Bedrooms two and three are similarly generous, both enjoying views towards the gardens and offering the flexibility to accommodate family, visiting guests or, if preferred, dedicated work-from-home space.

A family bathroom completes the accommodation, fitted with a bath, wash basin and WC.

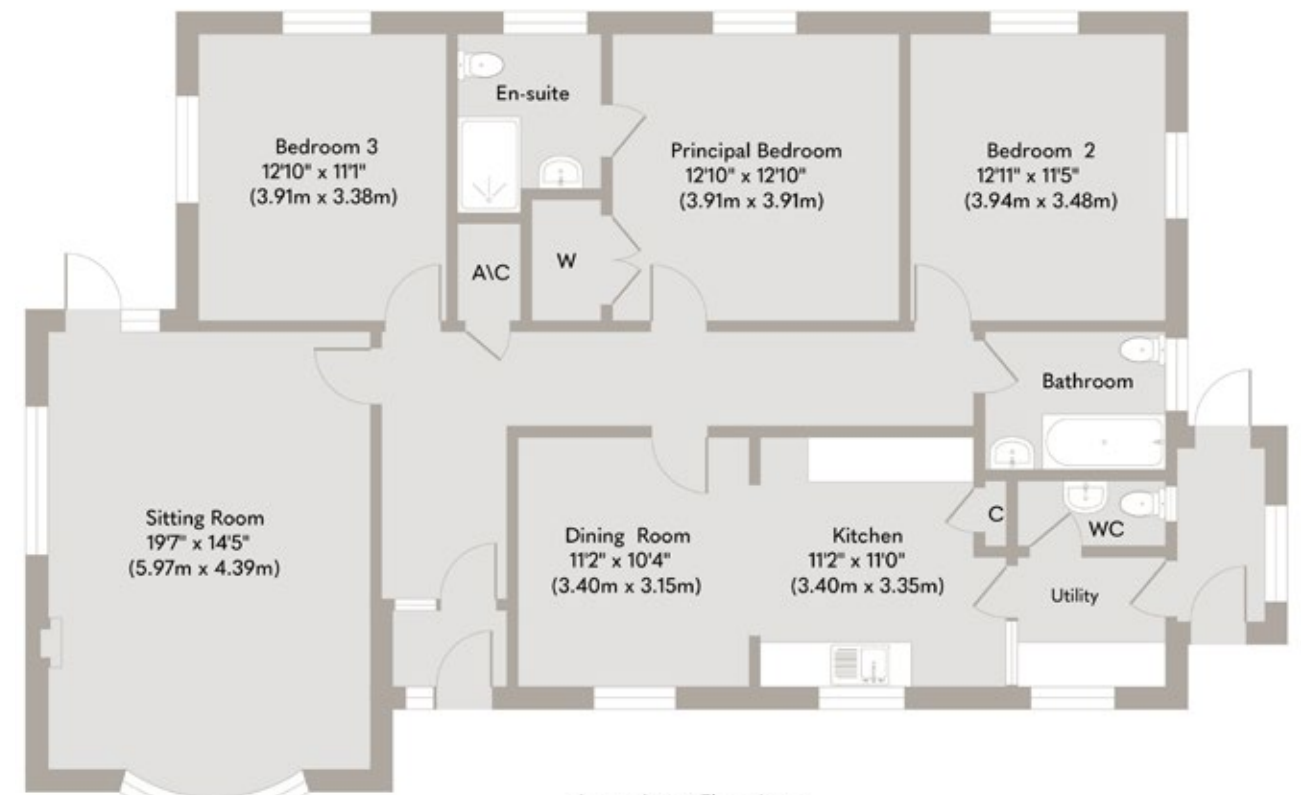
An important improvement to the property came in 2023, when the windows and external doors were replaced throughout, enhancing both the presentation and everyday comfort of the home.

Outside, the setting is one of the property's defining qualities. Mature planting gives the plot an established feel, with gardens extending around the bungalow and providing a pleasing degree of privacy. Areas of lawn are framed by trees, hedging and shrubs, creating a relaxed backdrop to the house and plenty of opportunity for anyone with an interest in gardening. A paved terrace provides a natural place for outdoor dining and summer entertaining, while the scale of the grounds offers scope for different seating areas and places to enjoy the sun throughout the day.

To the front and side, the extensive driveway provides parking for several vehicles before continuing through gates towards the detached double garage which is a significant asset, with two roller doors, power and lighting together with pedestrian access. Beyond secure parking, its scale lends itself well to workshop, hobby or additional storage requirements.



Garage



Approximate Floor Area
1465 sq. ft
(136.13 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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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 generous bungalow with a sociable heart, peaceful gardens and room for hobbies, guests and everyday family life - all wrapped up in a wonderfully private setting.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0370-2159-6630-2006-1465

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: ///wishing.cabin.cubic

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SOWERBYS

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