



A nearly new, semi-detached house on Wootton Grange Way, South Wootton

£313,500

what3words; grad.soup.thread

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Modern living should be effortless, and this home delivers exactly that.

Set within one of King's Lynn's newest and most desirable developments, this beautifully presented three-bedroom, semi-detached, home offers everything buyers hope to find in a modern property. Stylish interiors, exceptional energy efficiency and generous outside space come together to create a home that's as practical as it is beautiful.

From the moment you arrive, it's clear this is a home that's been designed for the way we live today. With off-road parking, a garage, an EV charging point, solar panels and an air source heat pump, it's ready not only for modern family life but for the future too. Better still, every detail has already been taken care of, allowing you to simply turn the key, unpack and start enjoying your new home from the very first day.

Step inside and you'll immediately notice the abundance of natural light and the contemporary finish that flows throughout the property.

The welcoming living room offers a calm and comfortable retreat from the day, beautifully finished with a stylish feature wall that creates a real focal point. Whether it's a cosy evening in front of your favourite film or catching up with friends over coffee, it's a room that effortlessly adapts to every occasion.

The heart of the home, however, is undoubtedly the superb kitchen and dining room.

Designed with modern family life firmly in mind, it offers generous worktops, excellent storage and plenty of room for a dining table where everyday life naturally unfolds. This is where rushed weekday breakfasts, homework after school, family celebrations and relaxed Sunday lunches all take place. French doors open directly onto the garden, allowing inside and outside living to blend seamlessly throughout the warmer months and making entertaining feel wonderfully effortless.

Practicality hasn't been forgotten either. A separate utility room helps keep laundry and household chores neatly tucked away, while a convenient cloakroom completes the ground floor.

Upstairs, the bright and airy feel continues. The principal bedroom is a generous double complete with its own contemporary en-suite shower room, creating a peaceful sanctuary at the end of the day. The second bedroom is another excellent double, while the third offers fantastic flexibility, currently serving as a home office but equally suited to a nursery, dressing room or hobby space as life evolves. A beautifully appointed family bathroom serves the remaining bedrooms.

Outside, the generous rear garden is a real surprise.

Larger than many found with modern homes, it provides space for every member of the family to enjoy.

A sunny patio creates the perfect setting for summer barbecues, outdoor dining or an evening drink, while the expansive lawn offers plenty of room for children to play, pets to explore or keen gardeners to make their own mark. Secure, enclosed and wonderfully private, it's an outdoor space that's every bit as enjoyable as the home itself.

With the addition of ample parking, a generous garage and an enviable collection of energy-saving features that help reduce running costs while future-proofing your investment, this is a home that truly has it all.

Beautifully finished, incredibly efficient and ready to enjoy from day one, this is more than simply a nearly new house, it's a home designed to make modern living easier, more comfortable and thoroughly enjoyable.

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

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Tenure: Freehold

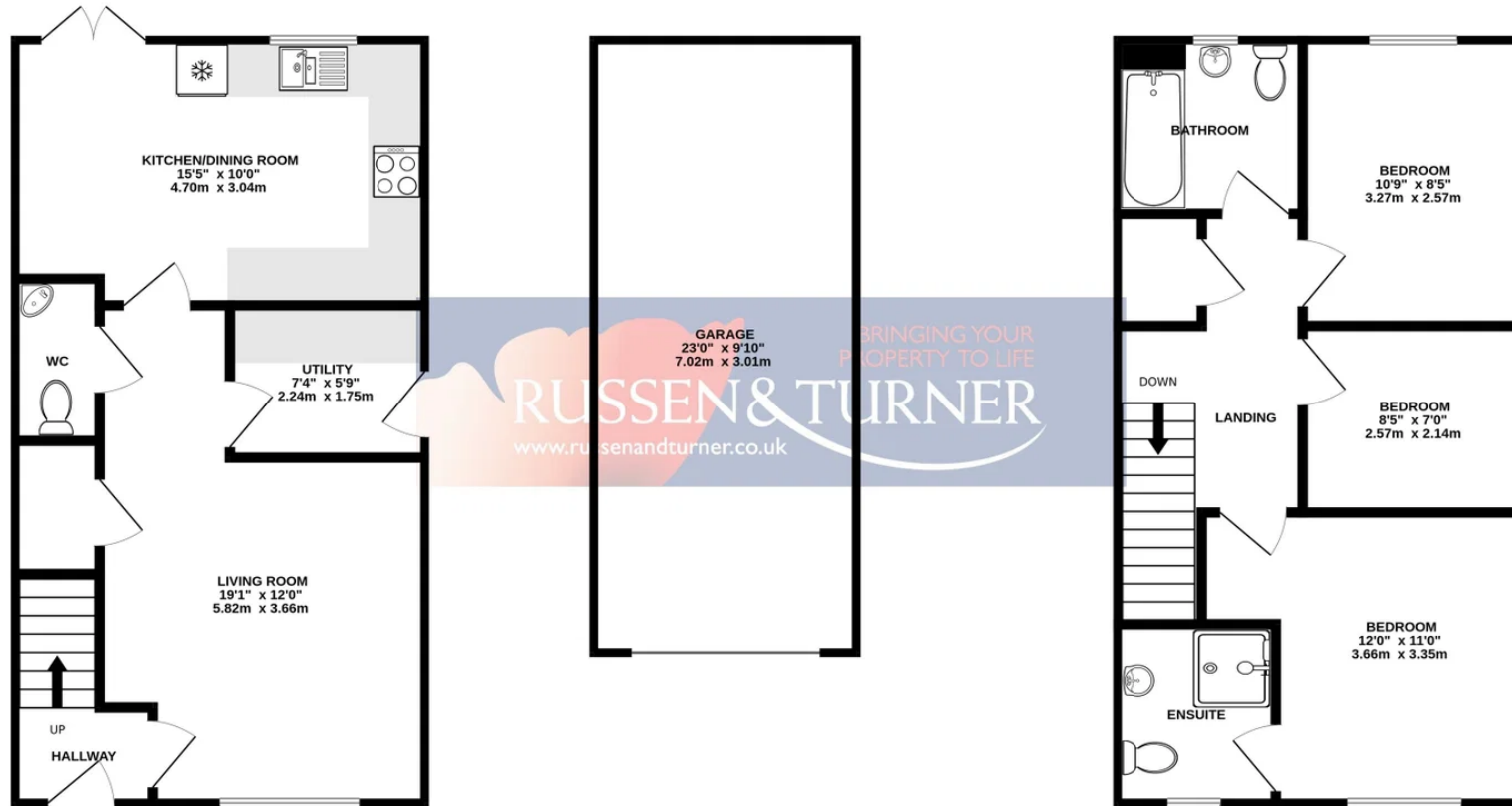
Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Generous Rear Garden
- Nearly New Home - Only one year old
- Garage and Off-road Parking
- Solar Panels and EV Charging Point - EPC Rating - A
- Wonderfully Presented - Move in Ready
- Sought After Location
- Ideal First or Family Home
- En-suite to Main Bedroom



GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

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.
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