



THE STORY OF

250 Wootton Road

King's Lynn, Norfolk

SOWERBYS



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250 Wootton Road

King's Lynn, Norfolk
PE30 3BH

Double Bay-Fronted Period Home

Four Double Bedrooms

Principal Bedroom with Juliet Balcony

Walk-In Wardrobe

Gated Entrance and Driveway

Fully Remodelled Interior

ShowPiece Kitchen/Family Room

French Doors to Garden

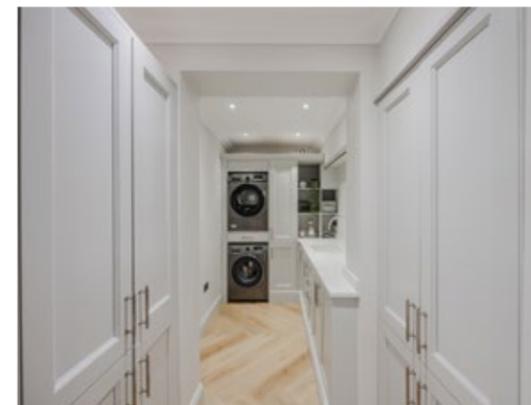
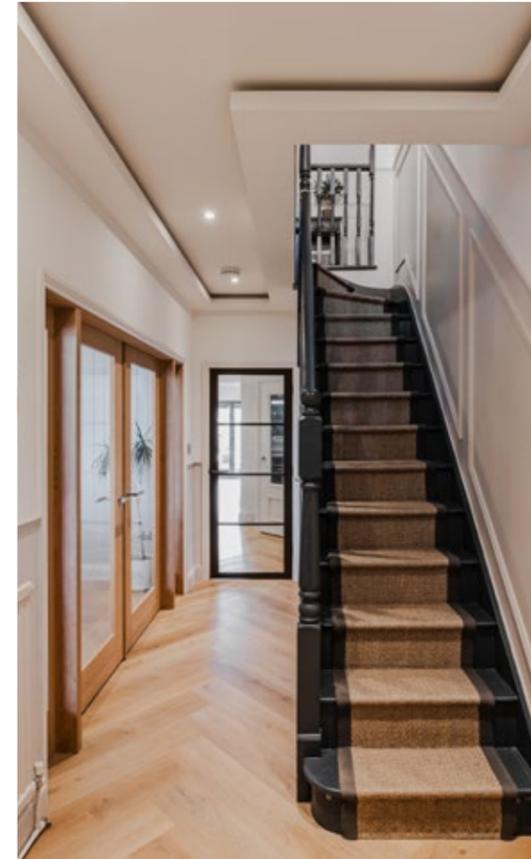
Workshop and Studio

SOWERBYS KING'S LYNN OFFICE

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Set behind double electric gates on a well-established road in King's Lynn, this handsome double bay-fronted home carries an immediate sense of symmetry and assurance. Over the past decade, it has been comprehensively reimagined, the interior transformed into a beautifully balanced family home tailored for modern living and effortless entertaining.

Though remodelled and extended, the house remains true to its period roots, with elegant proportions, bay windows and fireplaces lending warmth and character. A welcoming entrance hall, complete with half-height panelling and long views to the garden, sets the tone. The dining room retains its original footprint, now refined and perfectly suited to both everyday suppers and more formal gatherings.

At the heart of the home lies an exceptional kitchen/family room - a light-filled, sociable space with Shaker-style cabinetry, a generous island, integrated appliances and a walk-in pantry. French doors open seamlessly to the garden, while a connected snug/playroom offers welcome flexibility. A separate sitting room with log burner provides a more intimate retreat, complemented by a practical utility room.

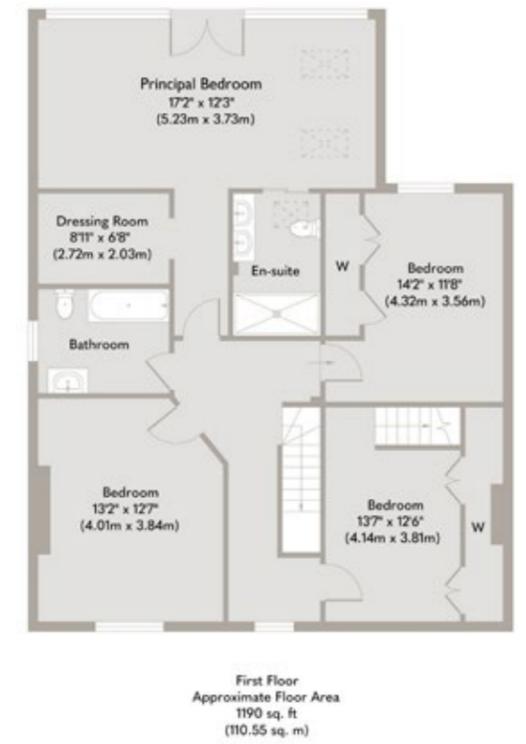
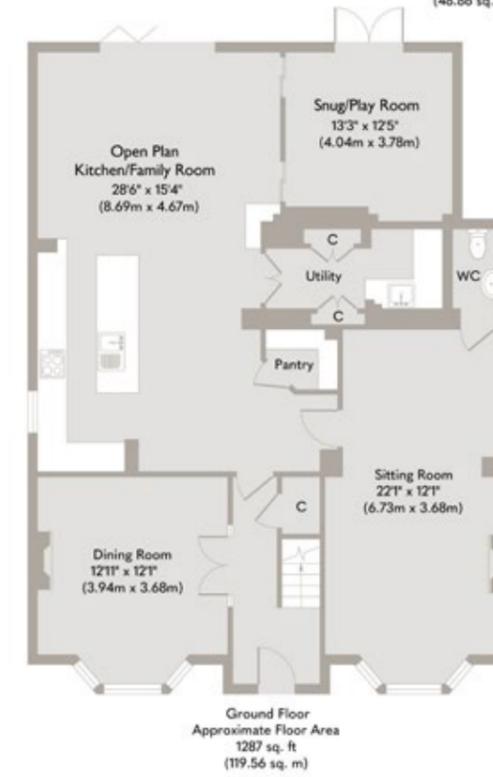
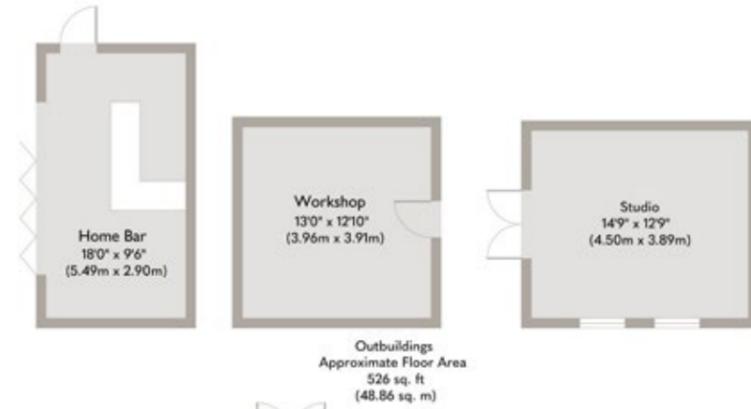
Upstairs, four double bedrooms lead from a bright landing. The principal suite stands apart, with its vaulted ceiling, Juliet balcony, garden views, walk-in wardrobe and luxurious en-suite. A stylish family bathroom serves the remaining rooms.

Outside, the landscaped garden extends the living space, complete with a garden bar, terrace, powered studio and workshop. A timber-framed car port and generous driveway complete the picture. This home has evolved gracefully with family life, considered, cohesive and ready for what comes next.



Our favourite view is from the gable-end window in the principal bedroom, where the changing seasons unfold throughout the year.





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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King's Lynn

A HISTORIC MARKET TOWN
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's reach and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



“We’ve loved watching it evolve from a poorly configured 1980s house into the thoughtfully designed family home it is today.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and log burner.
PV Solar panels and EV charging point.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

TENURE

Freehold.

LOCATION

What3words: ///upholds.sensibly.slide

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.

SOWERBYS

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