



**Willow Road, South Wootton**

**King's Lynn**

Offers Over  
**£289,995**

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

Imagine a home where peace and quiet are part of everyday life. Tucked away in a quiet cul-de-sac and backing onto picturesque woodland, this extended three-bedroom detached bungalow sits in the heart of the ever-popular village of South Wootton and offers a wonderfully relaxed way of living.

Lovingly maintained and full of potential, the home presents a blank canvas, ready for a new owner to move in and truly make it their own. With off-road parking, a detached garage and a beautiful rear garden, it offers almost everything you could wish for in a home designed for a slower, more comfortable pace of life.

Step inside and you'll find accommodation that flows effortlessly from room to room. A bright and welcoming entrance hall sets the tone, leading you through the home with ease. At the front, the generous dual-aspect living room is bathed in natural light, creating a warm and inviting space that's equally suited to quiet evenings in or entertaining friends and family.

The well-equipped kitchen provides excellent storage and worktop space, making it ideal for home cooks and budding bakers alike. There are three excellent double bedrooms, offering impressive flexibility. One is currently used as a spacious dining room, highlighting the adaptable nature of the layout, while the principal bedroom enjoys peaceful views over the garden and woodland beyond, along with the convenience of built-in storage. A stylish, modern wet room completes the internal accommodation.

Outside, the home continues to impress. A generous frontage sets the property back from the road, with a driveway providing off-road parking and access to the detached single garage. To the rear, the garden truly steals the show, an idyllic, private haven backing onto woodland, perfect for escaping the hustle and bustle of everyday life. With a lush green lawn and plenty of space to relax, it's ideal for pets, children, keen gardeners, or simply soaking up the tranquillity.

This is a home that offers more than just a place to live, it offers a lifestyle.

#### 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.

**Tenure:** Freehold

**Property Type:** Detached Bungalow

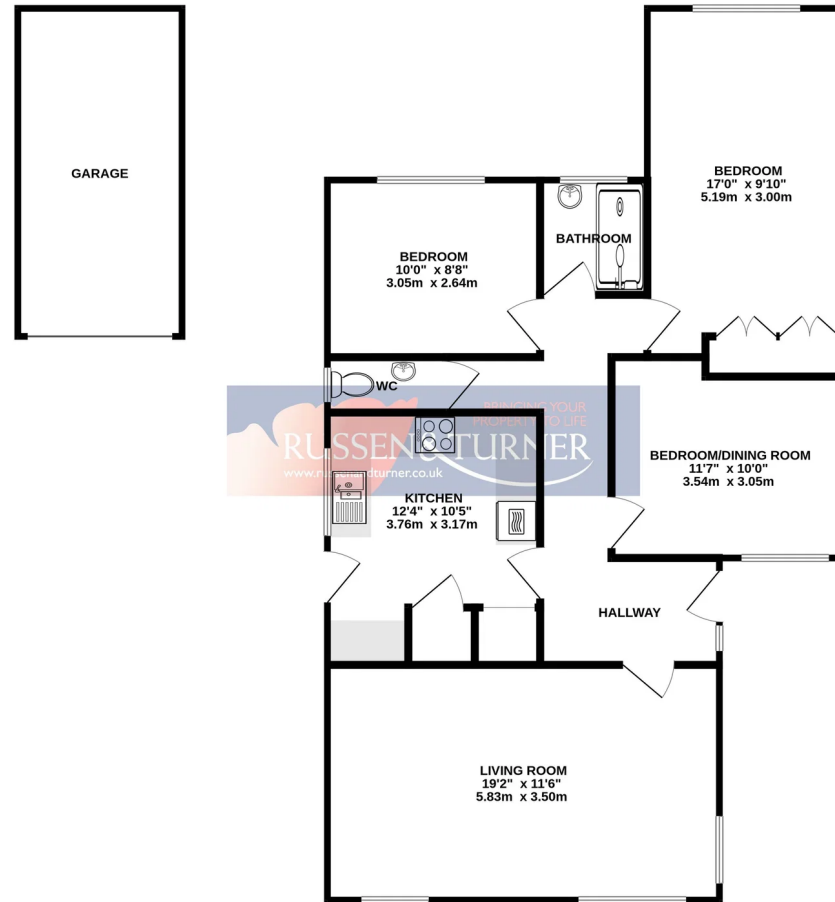
- Detached Bungalow
- Three Double Bedrooms
- Sought After Location - Backing on to Woodland
- No Onward Chain
- Gas Central Heating
- Garage and Off-road Parking
- Generous and Private Rear Garden
- Versatile Accommodation
- Set Within a Cul-de-sac
- Modern Wet Room



*A comfortable, bright and airy living space*



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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