



Wootton Road, King's Lynn
PE30 3AP

BROWN & CO



Wootton Road, King's Lynn, PE30 3AP

Contact Brown & Co to view

Substantial detached house

Period features

Four/five bedrooms

Kitchen, garden room and conservatory

Master bedroom with en-suite and dressing room

Large rear garden partly walled with summer house, West Facing

Ample off-road parking

Mainline station easily accessible



Summary

Substantial detached period home on sought-after Wootton Road, featuring a stunning mosaic-tiled hallway, two reception rooms with fireplaces, modern kitchen with garden room, four double bedrooms and a west-facing walled garden with ample parking.

Location

King's Lynn is a historic market town offering an excellent range of amenities and facilities. The town provides a wide choice of schooling for all ages, together with supermarkets, independent shops and national retailers. Leisure facilities include a cinema, gyms and sports centres, whilst the historic town centre and waterfront reflect the area's rich maritime heritage. King's Lynn also benefits from a mainline railway station with direct services to Ely, Cambridge and London King's Cross, making it well suited for commuters.

Description

A substantial detached period residence situated on the highly regarded Wootton Road in King's Lynn, within easy reach of local amenities, schooling and on a bus route into the town centre..

The property retains a wealth of character and original features, including a stunning reception hallway with original mosaic tiled flooring and two elegant period reception rooms, both with fireplaces. The ground floor further benefits from a modern fitted kitchen opening into a garden/breakfast room, together with a large conservatory overlooking the rear garden.

To the first floor are four double bedrooms, including a generous principal suite with dressing room and en-suite shower room, in addition to a well-appointed family bathroom.

Outside, the property occupies a generous plot which is largely enclosed by walling to the front, with double gates opening onto a driveway providing ample parking. The west-facing rear garden is a particular feature, being mainly laid to lawn with mature trees, a summerhouse and a designated barbecue area.

Services:

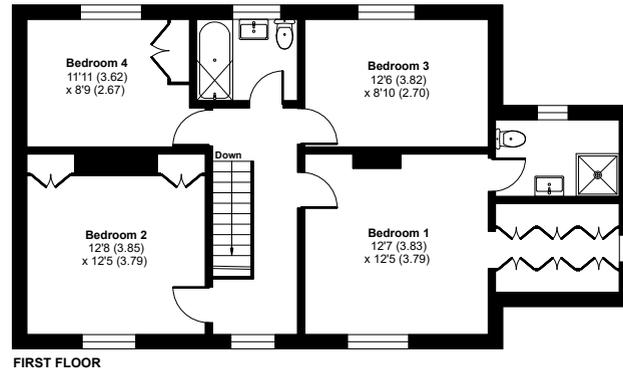
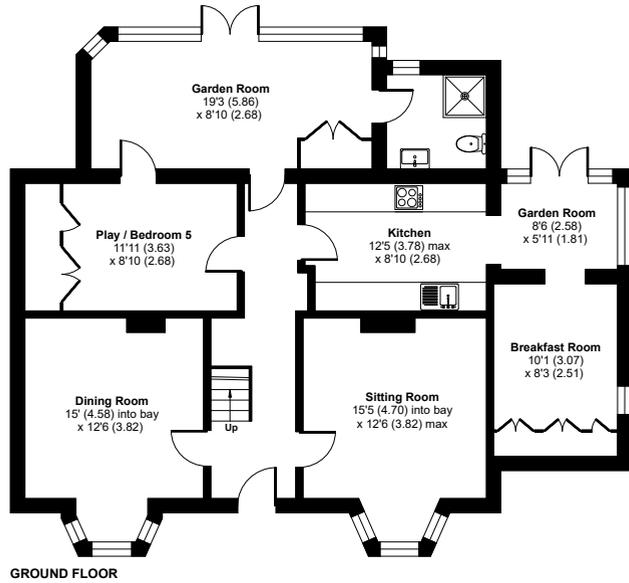
Mains electricity
Gas central heating
Mains Water
Mains Drainage

Council Tax band: D
EPC: TBC

Wootton Road, King's Lynn, PE30

Approximate Area = 1916 sq ft / 178 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Brown & Co. REF: 1417252



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
 Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
 T 01553 770 771
 E kingslynn@brown-co.com

BROWN & CO
 Property and Business Consultants