



THE STORY OF

Pixiewood

South Wootton, Norfolk

SOWERBYS



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Pixiewood

45 Sandy Lane, South Wootton, Norfolk
PE30 3NY

Offered with No Onward Chain

Extended Detached Bungalow

Two Double Bedrooms

Generous Plot with Front and Rear Gardens

Ample Driveway Parking

Detached Garage and Workshop

Spacious and Versatile Accommodation

Excellent Potential to Modernise and Improve

Scope to Extend (STPP)

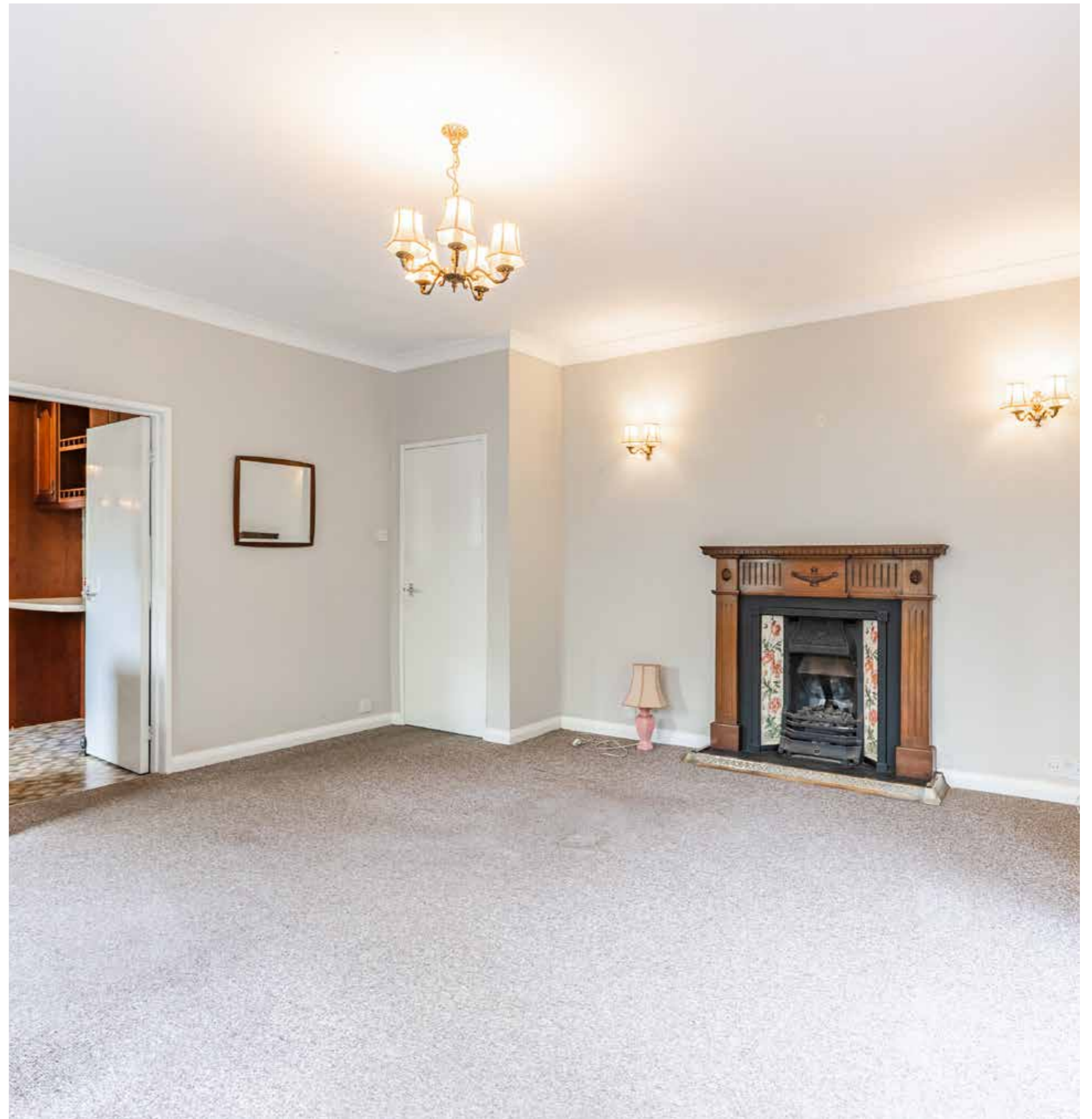
Tucked Away Cul-de-Sac Position

Adjacent to Reffley Wood

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Tucked away towards the end of a peaceful cul-de-sac and enjoying a wonderfully leafy setting on the edge of Reffley Wood (Woodland Trust), this extended detached bungalow presents a rare opportunity to acquire a home with exceptional potential in one of South Wootton's most desirable locations. With woodland walks quite literally on the doorstep and a generous, mature plot, Pixiewood offers the perfect balance of tranquillity, space and future possibility.

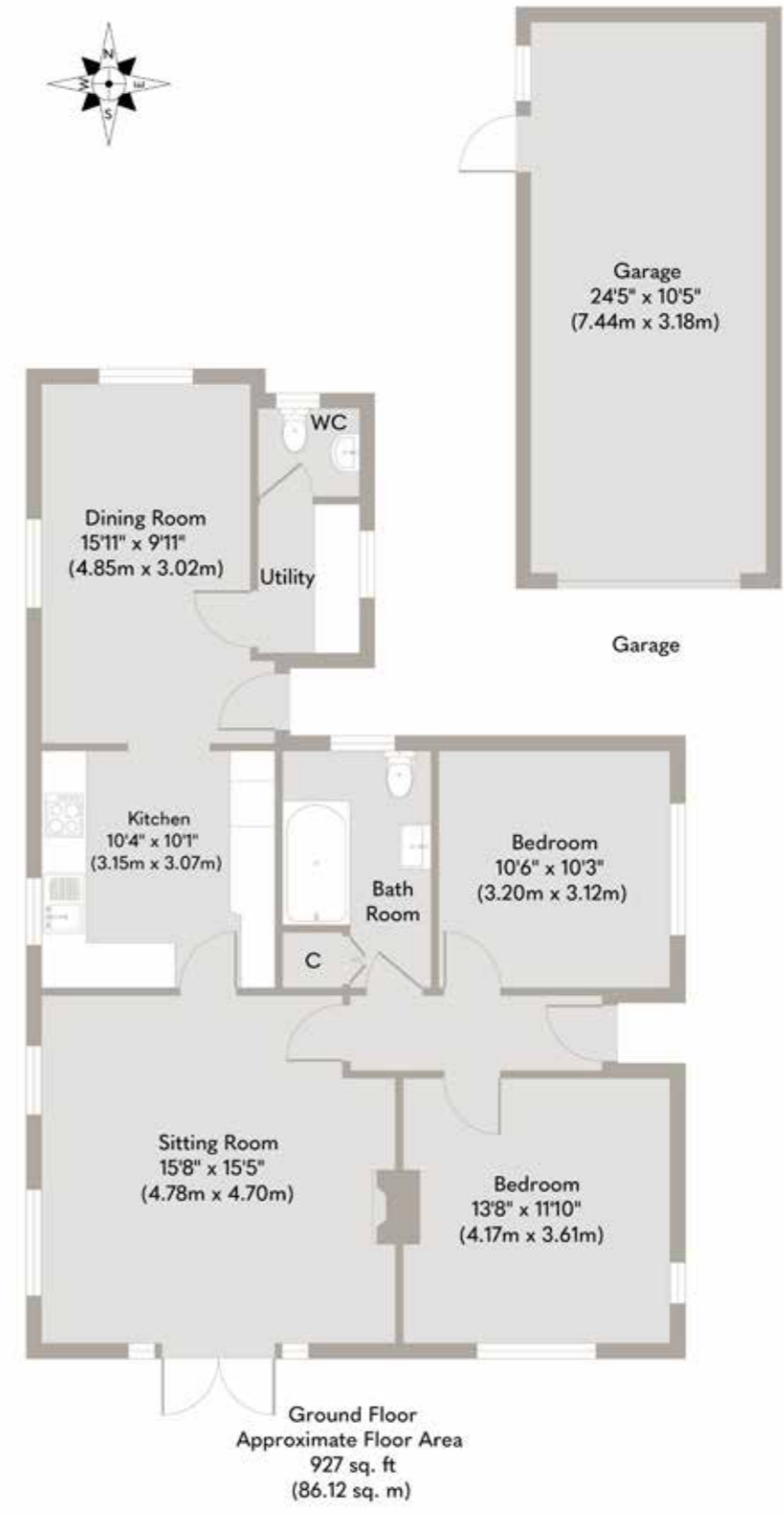
The property now invites a new owner to reimagine and enhance its already versatile accommodation. The existing layout provides deceptively spacious living throughout, with two bedrooms and a range of adaptable reception spaces that can be tailored to suit individual requirements. Whether your vision is a programme of cosmetic modernisation, a comprehensive refurbishment or a further extension (subject to the necessary consents), the foundations are firmly in place to create a truly special home.

Outside, the generous plot is a particular highlight. Front and rear gardens provide ample outdoor space to enjoy, while the extensive driveway offers plentiful parking and leads to a detached garage/workshop, ideal for hobbyists, storage or those seeking additional workspace.

The setting is equally compelling. Sandy Lane is a highly regarded residential address, positioned within easy reach of King's Lynn's amenities whilst retaining a distinctly semi-rural feel. The immediate proximity to Reffley Wood creates a beautiful natural backdrop, offering miles of scenic walking routes and an ever-changing landscape throughout the seasons.

For buyers seeking a property with scope, substance and an enviable location, this is an exciting opportunity to create a home perfectly suited to modern living.





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



“...the perfect balance of tranquillity, space and future possibility.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2495-2115-5307-2187-8723

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: /// flick.scope.snails

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SOWERBYS

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