



CHURCH LANE, SOUTH WOOTTON
KINGS LYNN, NORFOLK, PE30 3LJ

BROWN & CO

DESCRIPTION

Brown&Co offer an outstanding newly refurbished, re-modelled and extended contemporary family home in the village of South Wootton, just three miles to King's Lynn; a thriving town with mainline station to Ely, Cambridge and London.

North and South Wootton are one of West Norfolk's most desirable villages known for its strong community and laid-back village life which is also close to the town and amenities of Kings Lynn including mainline train station to Ely, Cambridge and London which is three miles away. The villages have greens, duck pond and local well supported public houses alongside three infant and junior schools. The area is also on the edge of the Sandringham Royal Estate with the visitor centre just a short drive about ten minutes. Beyond this the Norfolk coast awaits, as well Norwich, Cambridge and Peterborough all being under one hour drive.

The property has seen a massive programme of work including a remodeling of an existing building and extension doubling the size of the property. First hand inspection is essential to appreciate not only the undertaking and quality of the work but, also the outstanding location within this sought-after village with view of the village church with easy access to the both junior and infant schooling.

The house is a masterpiece of contemporary house building with special attention being paid to detail with the developers having a 'build as if they were building for themselves' approach. From the outside the house has a striking, contemporary look with the dwelling sitting well back from the road with a gravel driveway on a plot of approximately 0.25 Acre (subject to survey). At the rear the gardens have a large newly laid patio, rear garden with hedged, fenced or walled boundaries to all sides.

Inside, cleverly designed modern living accommodation and quality fittings are beautifully blended. The entire ground floor benefits from underfloor heating and will be laid with a mixture of LVT flooring and carpets. The reception hallway is spacious area with double height ceiling which is flooded with natural light. The flooring is set with porcelain tiles and gives access to the principal reception rooms – a sitting room and study (or fifth bedroom) both of which are laid with oak flooring. At the rear the reception hallway leads to an open plan living area of an impressive 50m2 (approx). This is divided into a kitchen area with quality, contemporary fitted kitchen with stunning 30mm quartz and a family/dining area with door to the rear patio. There is also a side door and access to a large utility, wc & shower room.

Upstairs from the landing there are four spacious double bedrooms and large family bathroom, two of the bedrooms having en-suite and the master bedroom is particularly impressive also having a 'Juliet' balcony. The front two bedrooms having extensive fitted wardrobe storage also.

The house is offered carpeted (from the developer's range) and newly turfed rear garden (where ground has been disturbed by building work) included in asking price. Both to be installed/laid after exchange of contracts.

SERVICES

Services: Gas central heating, with Mains, electricity, water and drainage

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

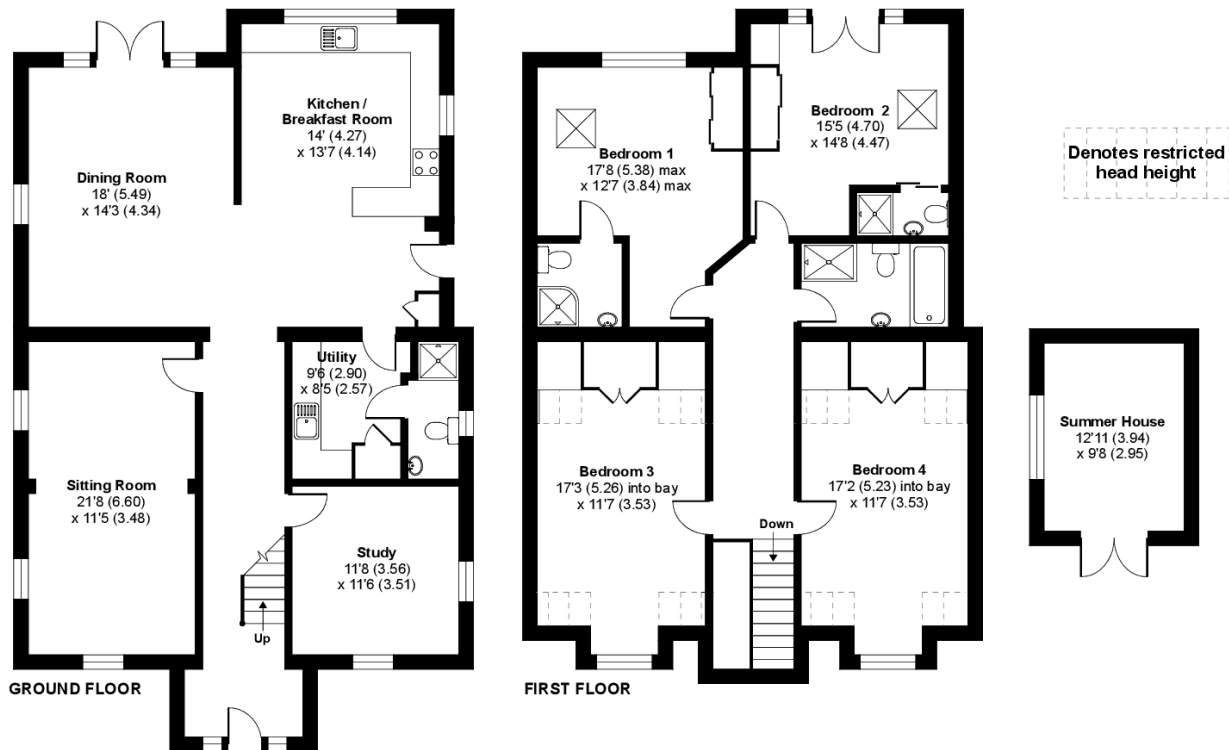
- Newly refurbished and constructed
- Sought-after village with views over village Church
- Stunning contemporary home
- Spacious accommodation circa 230m2, (STS)
- Developer with 'Build as if for themselves' approach
- Four double bedrooms, two en-suites & fitted storage
- Stunning open plan living area
- Mainline station very accessible (three miles)
- No onward chain - Must be viewed to fully appreciate





Church Lane, South Wootton, King's Lynn, PE30

Approximate Area = 2430 sq ft / 225.7 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 2591 sq ft / 240.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2021. Produced for Brown & Co. REF: 701597

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