

# SOWERBYS

Norfolk Property Specialists



## 3 Barley Close

South Wootton, King's Lynn, Norfolk, PE30 3PG

Guide Price £299,950



Viewing by appointment with our  
King's Lynn Office 01553 766741 or [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





### 3 BARLEY CLOSE

Sowerbys are delighted to bring to the market this fabulous, well-proportioned property that sees a modern take on period design. With double fronted bay windows and a traditional carrstone and brick finish, it has an elegant and timeless appearance.

Located in the popular commuter village of South Wootton, this four bedroom family home offers flexible accommodation within easy reach of local amenities and infrastructure, that has seen it comfortably meet the demands of its current owners since 2008.

The initial entrance hall leads to the primary reception rooms, the first of which is the generous living room, which runs the full depth of the ground floor and concludes with french doors to the rear - this room also enjoys a feature fireplace and air conditioning, making it a comfortable retreat all year round.

The kitchen/breakfast room is the perfect space to gather for dining and entertaining throughout the day - positioned at the rear of the property with access to the outside through the neighbouring utility space, it enjoys views over the garden that are ideal for keeping an eye on proceedings and soaking up the atmosphere.

One additional reception room is wonderfully light and although currently utilised as a formal dining room, it could easily become a study, children's playroom or family snug.

Upstairs is a centralised landing that leads to four good-size bedrooms, with the principal bedroom benefitting from its own en-suite shower room, built-in wardrobes and air conditioning. The three further bedrooms have use of the family bathroom (with over bath shower) and one also has its own double built-in wardrobe, however, any of which could be a comfortable home office or further wardrobe space.

Outside is a well manicured, generous and functional lawn area, with secure brick wall surround and a gate leading to private parking and a single garage - ideal for a multitude of potential buyers.

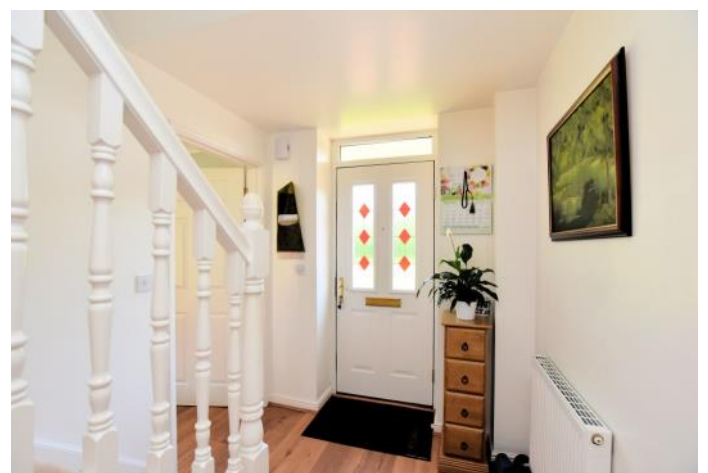
Sowerbys recommends first-hand viewing to fully appreciate this terrific residence and its brilliant surroundings.

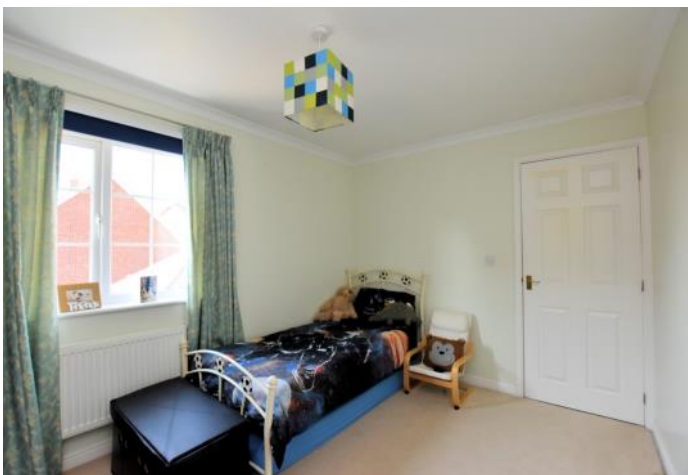




## KEY FEATURES

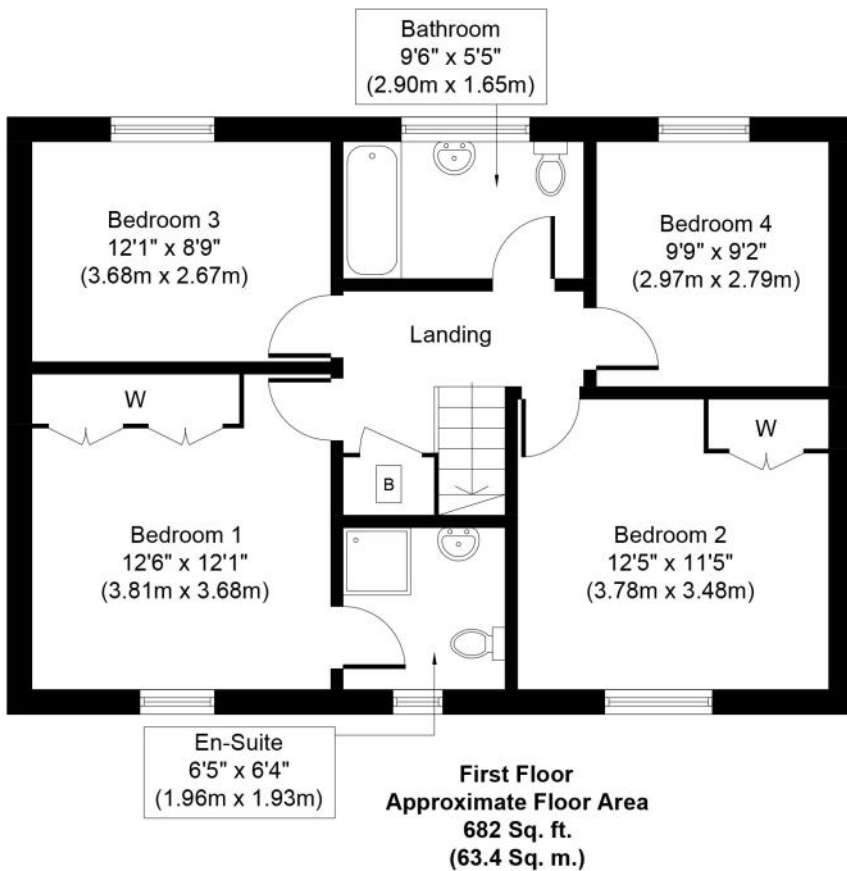
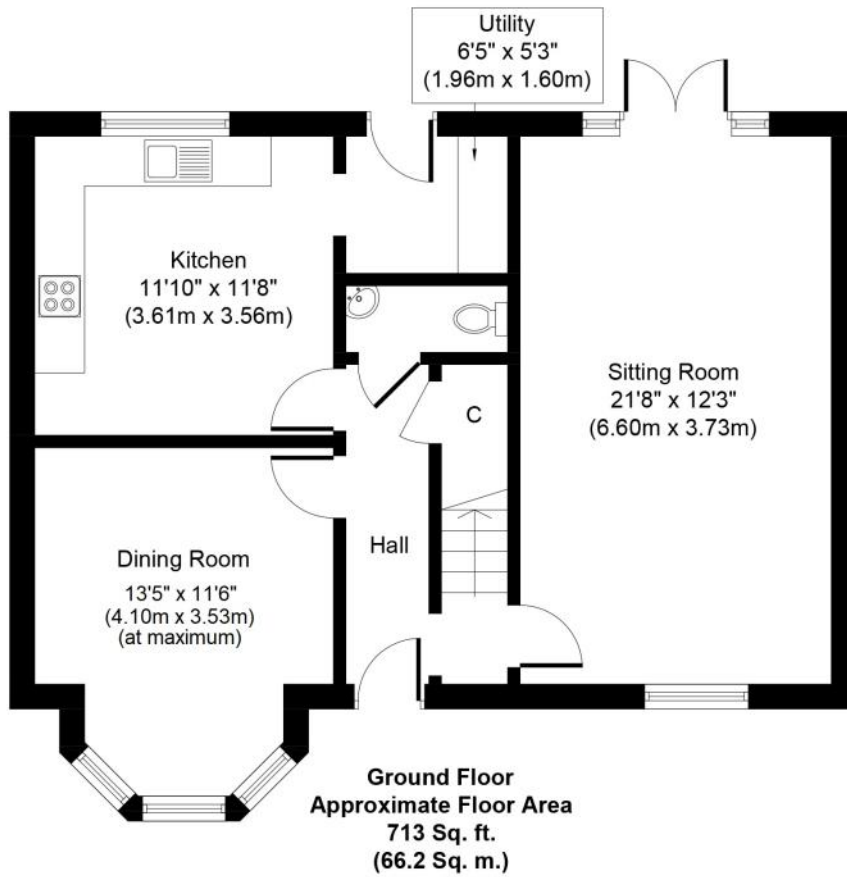
- Spacious Detached Family Home
- Four Good Sized Bedrooms
- Fitted Wardrobes and En-Suite to Principal Bedroom
- Spacious Kitchen/Breakfast Room and Separate Utility Room
- Generous Sitting Room Opening to Garden
- Further Reception Room, Ideal as a Dining Room, Snug or Playroom
- Well Presented Throughout
- Well Kept Lawned Rear Garden
- Garage and Parking Space
- Popular Village Location, Close to Amenities











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.



## SOUTH WOOTTON

South Wootton is on the outskirts of King's Lynn which has many schools, shopping and leisure facilities. There is also a mainline link from King's Lynn to London King's Cross - approx 1hr 40mins. Sandringham Estate is nearby with the Royal residence at Sandringham House and attractive walks through the woods. Slightly further away is the North West Norfolk coastline with its beautiful, long sandy beaches. For the golf enthusiasts, the King's Lynn Golf Club is close by and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster are not far away.

## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating. Telephone and broadband connected.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 3139-8223-9000-0046-8226

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.

## AGENT'S NOTE

Public right-of-way over the section of road in front of the property that falls within the ownership of the vendors but is maintained by the original developers.

Viewing by appointment with our King's Lynn Office:  
1 King Street, King's Lynn, Norfolk, PE30 1ET  
01553 766741 • [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



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