

# SOWERBYS

Norfolk Property Specialists



## Marsh House

Hall Lane, South Wootton, Norfolk, PE30 3LQ

Offers Over £750,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





## MARSH HOUSE

Sowerbys are delighted to bring to the open market Marsh House, a recently extended and fully renovated five bedroom detached family home situated on one of the most desirable roads in South Wootton. With a beautiful carrstone frontage, impeccable standard of finish throughout inside and a private garden this property is a 'must view'. Offering an open plan kitchen/dining/living area, a sitting room with log burner, five bedrooms and an en-suite shower to the principal bedroom, this fine home has got a lot to offer.

As you walk in through the front door and straight into the open plan kitchen/dining/living room, it is immediately apparent that this home is perfect for those who love to entertain. The enormous open plan living space has a modern and contemporary finish, and this property has certainly got the wow factor. The kitchen itself is fully bespoke and a real statement - with granite worktops, a Belfast sink, a thoughtfully arranged selection of storage cupboards and drawers, and integrated appliances, it's perfectly suited to a property of this calibre. Of course, no such kitchen would be complete without an outstanding kitchen island finished to the same high quality and with a wonderful breakfast bar seating space. Beautiful tiled flooring and exposed carrstone walls add an extra level of interest and further extensive sitting and dining areas combine to create the perfect party house. The separate sitting room with open fireplace giving the option to add a log burner provides a cosy space for when you need to relax and get away from it all. If you also want to have access to a gym or you need an office to work from home - you need to look no further as this fabulous property offers all of this and more.

Moving to the upper level you will find five bedrooms and the family bathroom. One of the bedrooms is currently used as a dressing room whilst the principal bedroom benefits from having an en-suite shower room.

Wrapping around the property, the outside space has been designed to be of low maintenance. The gated driveway provides security and safety for children and pets, as well as ample parking space and access to a single garage. The rear garden is outstanding: a generous patio area offers the ideal alfresco dining space, and there is a lawn, mature trees and shrubs. There is even space to create a vegetable plot should you wish, and with stunning views of the church - this property indeed offers it all.





## KEY FEATURES

- Spacious Detached Home
- Beautifully Presented Throughout
- Fabulous Open Plan Kitchen/Living and Dining Space with Bespoke Kitchen
- Separate Sitting Room with Log Burner
- Gym, Utility Room and Ground Floor WC
- Five Bedrooms, Two Bathrooms
- Beautifully Landscaped Wrap-Around Gardens
- Gated Driveway and Garage
- Sought After Location



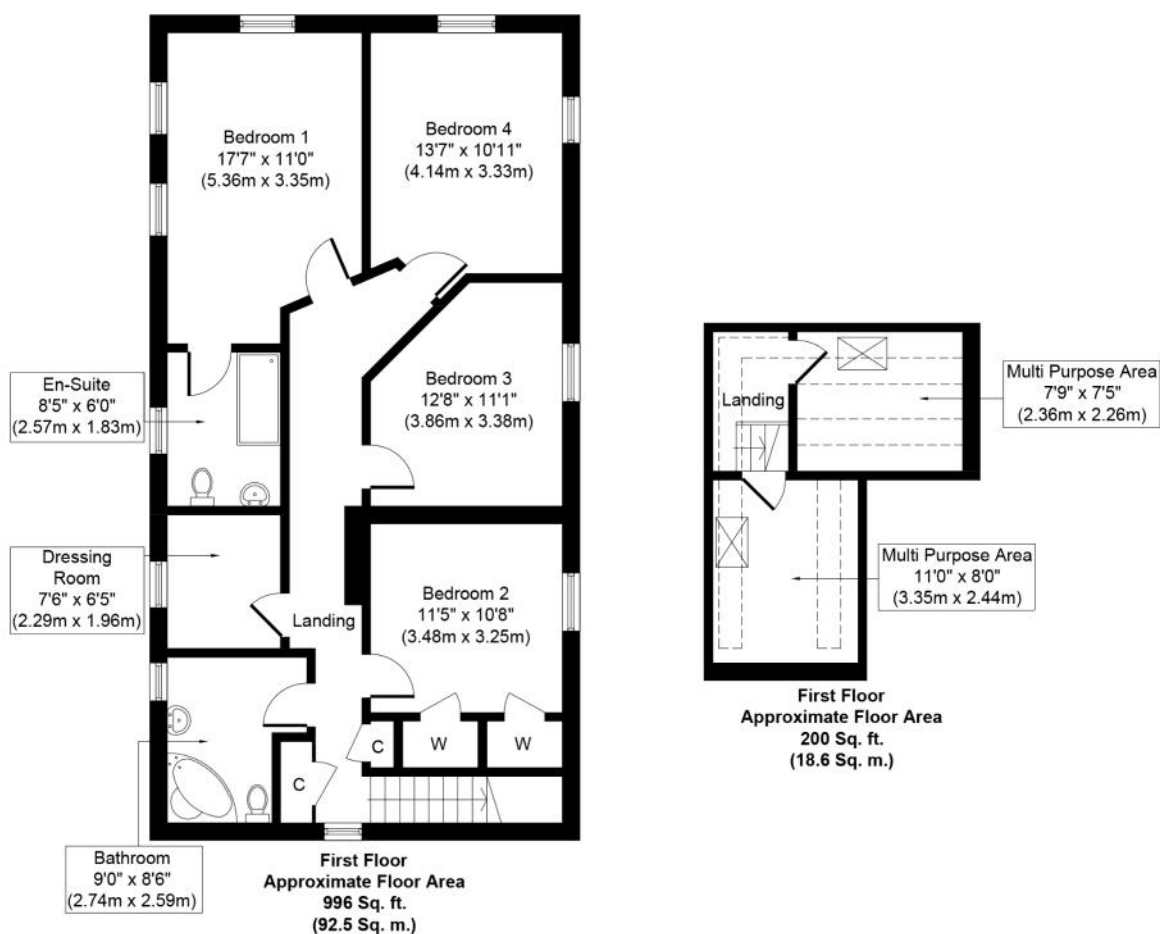
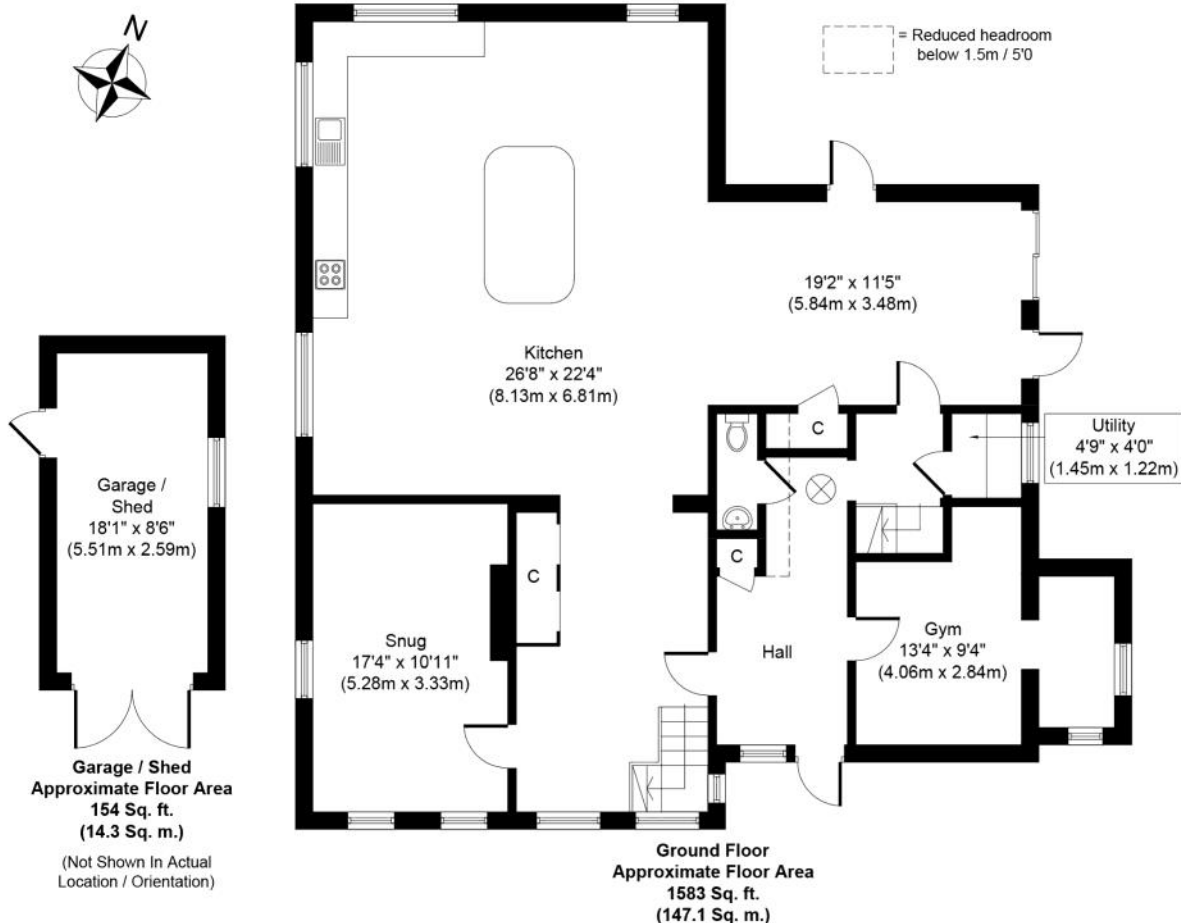












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 electricity, water and drainage. Gas fired central heating. Telephone, satellite and broadband connected.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 2518-4064-7245-0797-0940

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.

Viewing by appointment with our King's Lynn Office:  
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