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White Rose Lodge

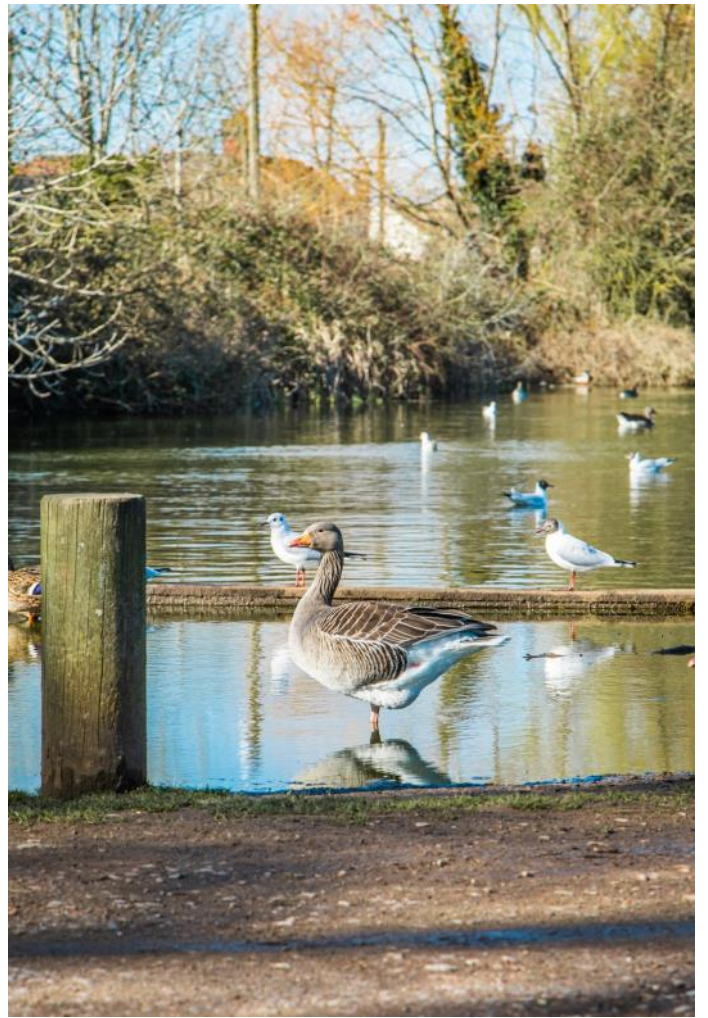
31 Sandy Lane, South Wootton, Norfolk, PE30 3NY

Guide Price £450,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



WHITE ROSE LODGE

Situated on a generous plot, this fantastic property offers the opportunity to create a substantial family home with an enviable leafy outlook and additional scope for expansion - all within easy reach of amenities both locally in South Wootton and just a touch beyond in the market town of King's Lynn.

A considerable footprint already, the accommodation on the ground floor briefly comprises of; entrance porches to the front and rear, a conservatory to the side, two reception rooms, kitchen with walk-in pantry, and WC. Upstairs are three good sized bedrooms and a family bathroom. In all, a comfortable scale for a multitude of prospective buyers.

However, planning permission has also been obtained for an extension to the side creating a principal bedroom with en-suite shower room and further bedroom to the first floor, whilst downstairs the expansion and re-formatting of the existing layout, would create an impressive open plan living space incorporating the kitchen, dining room and living room.

Outside the garden is largely laid to lawn to the front, side and rear, with off road parking for multiple vehicles and a garage.

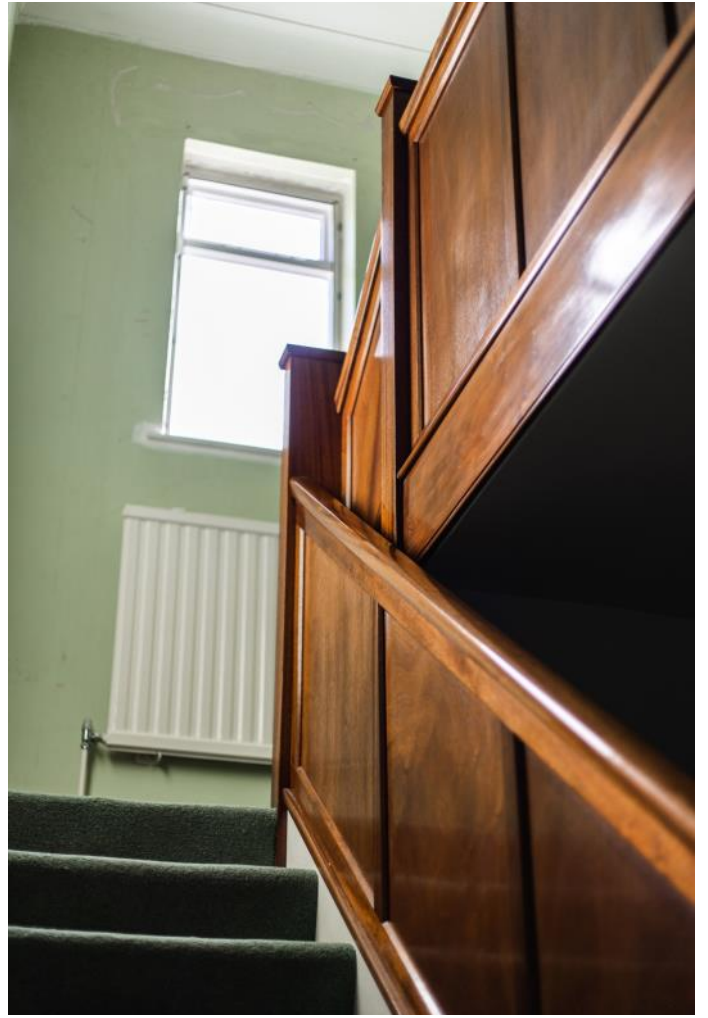
At present the property has undergone some adjustments but is in need of updating and finishing works to fully appreciate its current composition but this home has the potential to make quite a statement and become a residence to be proud of for many years to come.



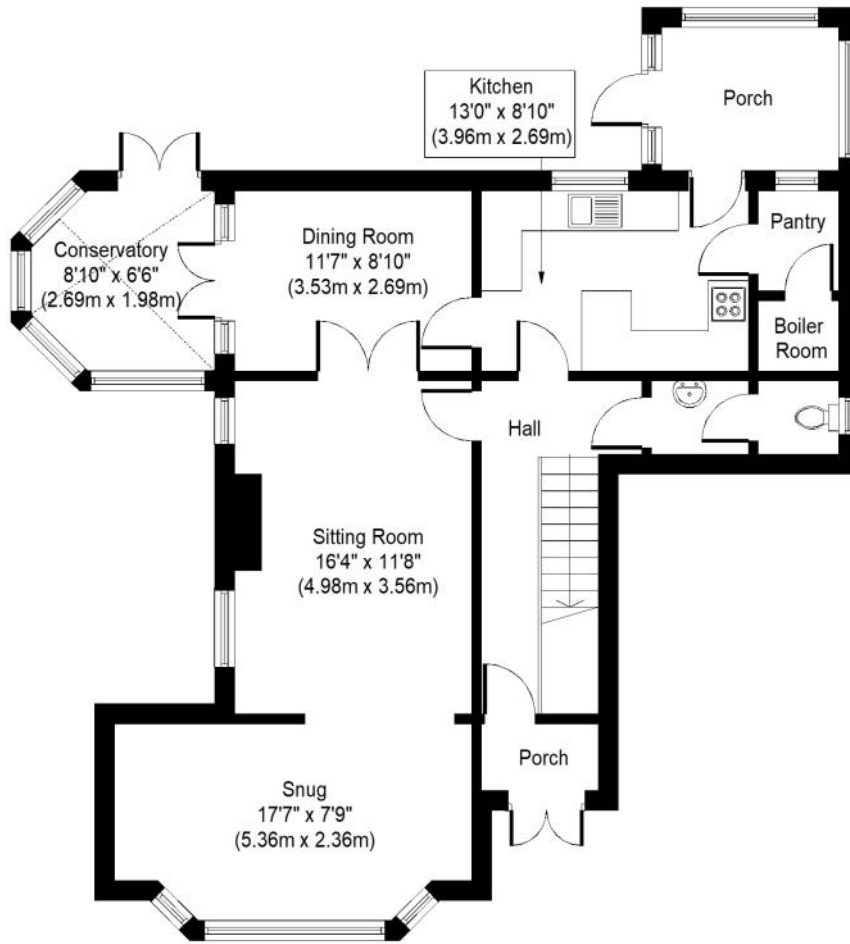
KEY FEATURES

- Detached Home in a Generous Plot
- Accommodation Including Two Reception Rooms, Kitchen and Conservatory
- Three Bedrooms and Family Bathroom
- Planning Permission Granted for Two Storey Extension with Some Adjustments Having Been Started
- An Excellent Opportunity with Some Updating and Completion of Works Required
- Garage and Off Road Parking
- Lawned Gardens to Front, Side and Rear
- Popular Location with a Lovely Outlook

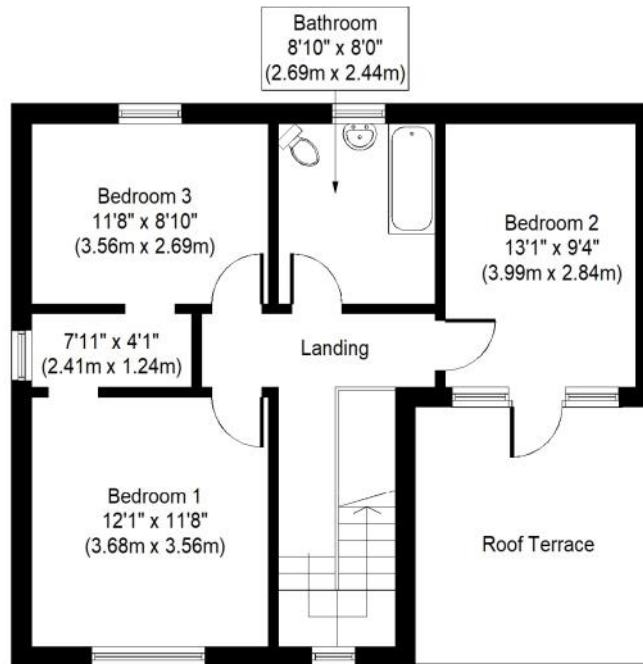








Ground Floor
 Approximate Floor Area
 951 Sq. ft.
 (88.4 Sq. m.)



First Floor
 Approximate Floor Area
 613 Sq. ft.
 (57.0 Sq. m.)

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.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0973-2810-7035-2020-5775

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

The property is freehold.

AGENT'S NOTE

Details of the granted planning permission can be viewed on the Borough Council of King's Lynn and West Norfolk planning site, under reference 21/00911/F .

Viewing by appointment with our King's Lynn Office:
Bank Chambers, 23 Tuesday Market Place, King's Lynn, PE30 1JJ
01553 766741 • kingslynn@sowerbys.com



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