



THE STORY OF
414 Wootton Road
King's Lynn, Norfolk

SOWERBYS

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THE STORY OF

414 Wootton Road

King's Lynn, Norfolk,
PE30 3EA

Detached Family Home

Presented to an Exceptional Standard

Well-Proportioned Sitting Room with Log-Burner

Beautifully Appointed Kitchen/Dining Room

Ground Floor Study

Principal Bedroom with En-Suite and Balcony

Four Further Bedrooms

Garage and Off Road Parking

Private, South-Facing Rear Garden

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“A home with space to offer...”

There is an wealth of space on offer at 414 Wootton Road, both inside and outside. The owners have made some impressive alterations, adapting this much loved home to suit their lifestyle.

With a beautifully appointed kitchen and central island, the bright and spacious open-plan kitchen/dining room is easily

the hub of the home, where friends and family can gather.

At the end of a busy day, retreat to the cosy sitting room and listen to the crackling of the fire from the log-burner. Come rain or shine, this is a space to be enjoyed all year round.





Wake up to the views of the beautiful garden and enjoy your morning coffee on the balcony of the principal bedroom. This is a property which offers great versatility, with three further bedrooms on the first floor and another on the floor above, any of which could be utilised as a snug, or perhaps a playroom for young children.



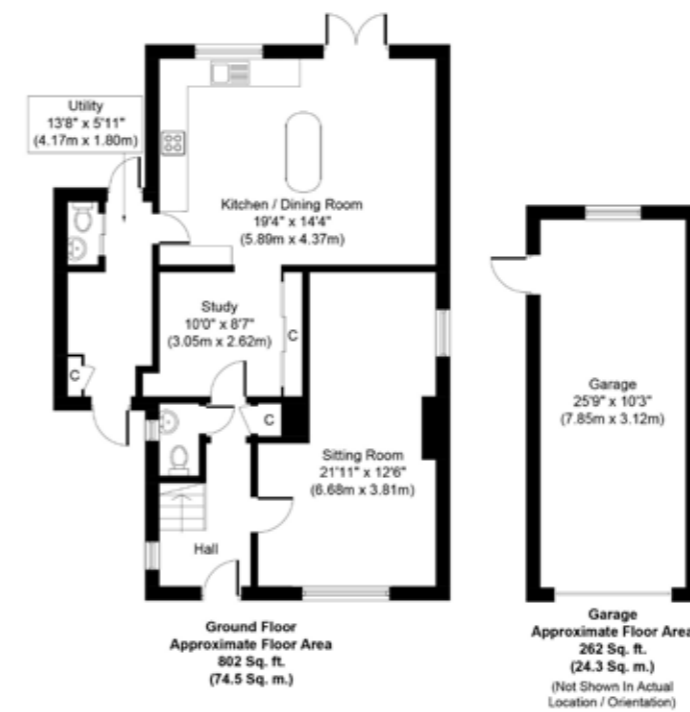
“Wake up to the views of the beautiful garden...”



Set back within its plot, a wonderful sense of space and privacy is clearly apparent, with ample room for parking and gated access to a separate garage.

Bask in the sunlight throughout the day in the south-facing rear garden, which is laid out beautifully with two separate decking areas in addition to the main patio – perfect for hosting barbecues during the warmer months.

A beautifully presented home, with generous versatile space for a growing family, 414 Wootton Road is ready for a new family to start creating their memories here.



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.

ALL THE REASONS



King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the

Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



Castle Rising

“This delightful home is located close to many great places to visit such as Castle Rising, Sandringham Estate and the Norfolk coast.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0340-2067-2270-2307-6421

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: ///reset.teachers.postage

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