



THE STORY OF

# Chalet House

*North Wootton, Norfolk*

SOWERBYS

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# Chalet House

Ling Common Road, North Wootton, Norfolk  
PE30 3RE



- Detached Property
- Four Double Bedrooms
- En-Suite and Juliet Balcony to Principal Bedroom
- A Quarter of an Acre Plot (stms)
- Open Plan Kitchen/Dining Room
- Separate Sitting Room
- Garage and Ample Off-Road Parking
- Matured and Well-Manicured Rear Garden
- Lovely Walks on your Doorstep
- Quiet Location with an Array of Wildlife Nearby  
to Observe from the Comfort of the Home



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“The garden has been a lovely part of living here We have the countryside right on our doorstep too.”

When you think of the idyllic Norfolk lifestyle, one picture which often comes to mind is being surrounded by the beauty of nature. Situated on the outskirts of North Wootton, Chalet House charming boasts breathtaking open field views and a tranquil atmosphere, making it the perfect home for those seeking serenity.

A detached property which sits on a generous quarter of an acre plot (stms), this home offers ample space and privacy for a comfortable family life. The thoughtful design of the property ensures a harmonious blend of functionality and style, catering to the needs of modern living.



As you step inside, the open plan layout immediately captures your attention, seamlessly blending space and natural light throughout. The heart of the home lies in the impressive kitchen/dining room, and a key feature in our clients initially choosing this as their home. With its U-shaped design, kitchen island, and ample dining area, this space effortlessly takes centre stage. Triple aspect windows and french doors lead to the rear garden, which enhances the bright and airy ambiance - inviting the beauty of the outdoors inside.

For intimate gatherings or quiet evenings, a separate sitting room provides a cosy retreat. Unwind in this versatile space offers a peaceful sanctuary. Additional convenience is found on the ground floor, featuring a utility room, a convenient WC, and an inviting sitting area by the front door.

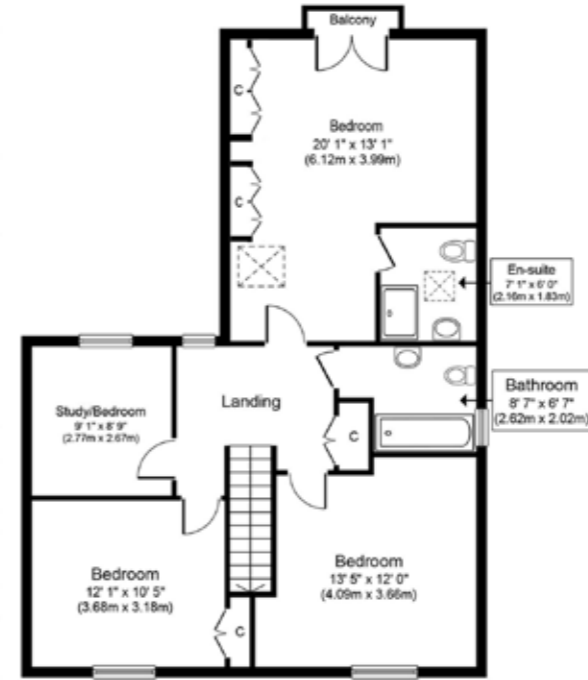


Ascending to the upper level, the landing leads to four double bedrooms and a family bathroom. Each bedroom offers generous proportions, ensuring ample space for relaxation. One of the bedrooms currently serves as a study, catering to various lifestyle needs. The principal bedroom stands out with its en-suite bathroom and a charming Juliet balcony, presenting a perfect vantage point to admire the superb views over the meticulously landscaped garden. And let's not forget the front views, where endless open fields stretch as far as the eye can see, truly immersing you in the beauty of the countryside.

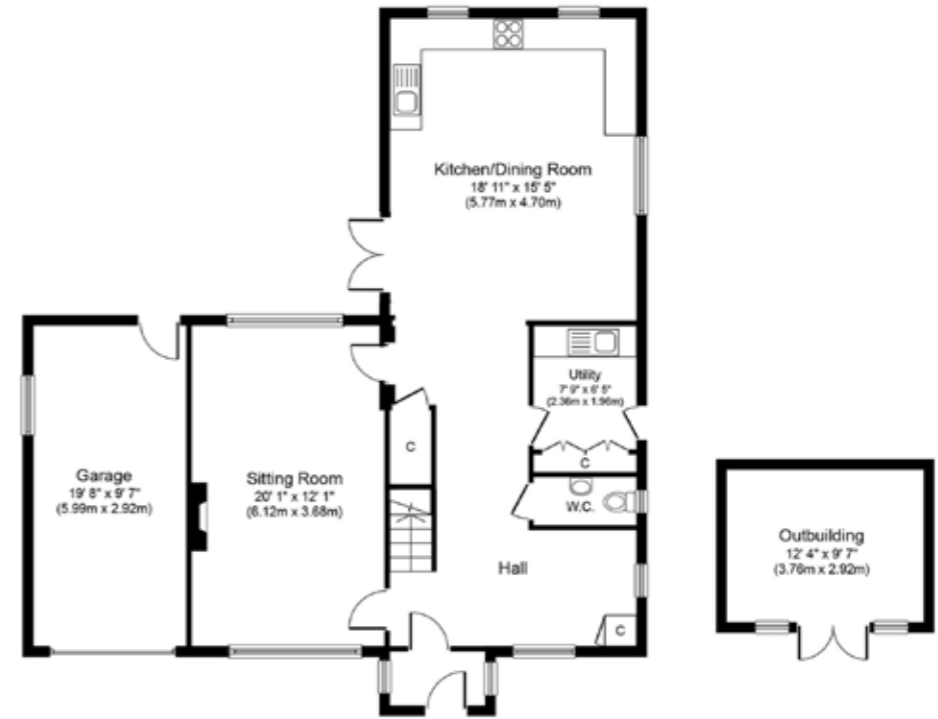
Outside, a long gravel drive leads to a single garage, providing abundant off-road parking for multiple vehicles. The front lawn adds a touch of elegance to the property's facade. However, it is the rear garden which steals the show, transformed into a gardener's dream. Delight in the presence of raised vegetable beds, mature shrubs, flourishing trees, and vibrant flower beds. A spacious patio area beckons al-fresco dining, while a charming summer house offers respite from summer rain showers.

Chalet House has had many cherished moments throughout the years, often taking stage in the heart of the home - the impressive kitchen/dining room. Not only does this home offer an idyllic retreat, but it also grants immediate access to lovely walks, allowing you to explore the natural beauty of the surrounding area. Embrace the tranquillity and abundance of wildlife which graces this quiet location, observing them from the comfort of your own home.





**First Floor**  
Approximate Floor Area  
**856 sq. ft.**  
(79.5 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**1,075 sq. ft.**  
(99.9 sq. m.)

**Outbuilding**  
Approximate Floor Area  
**118 sq. ft.**  
(10.9 sq. m.)

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

# North Wootton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village situated just a few miles north-east of King's Lynn, you find North Wootton.

small businesses, including a post office, a convenience store, and a few independent shops. These small businesses contribute to the village's friendly and close-knit community, and provide residents with all the essentials they need for day-to-day life.

The village is surrounded by lush green countryside and offers a peaceful and tranquil environment, away from the hustle and bustle of the city. The village is well-connected, with good road links to the nearby towns and cities, is a popular destination for those looking to escape the stresses of modern life.

For those who enjoy spending time outdoors, there's plenty on offer. The village is surrounded by rolling hills and peaceful countryside, which offer a variety of walking and cycling routes. There are also several good places to explore nearby and further afield, including the Royal Sandringham Estate and nearby Wolferton .

Get a sense of traditional Norfolk with the village pub, The Red Cat. This historic building dates back to the 18th century and is known for its warm and welcoming atmosphere. The pub is a popular meeting place for locals and visitors alike, and is a great place to relax and unwind after a long day of exploring the surrounding countryside. For good pub food, Castle Rising's Black Horse is definitely worth a visit.

The village offers a charming and picturesque lifestyle, but without being too detached from the modern world; especially with King's Lynn and its schools, shopping, leisure facilities and mainline train service to London King's Cross, nearby.

North Wootton is also home to several

With its historic landmarks, friendly community, and stunning natural surroundings, it's no wonder that this village is a popular destination for those looking to escape to the country...



Note from the Vendor



“We have loved the views out to the garden.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 0370-2530-4250-2177-7721

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: ///watches.defectors.beard

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# SOWERBYS



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