



THE STORY OF

Brookside

South Wootton, Norfolk

SOWERBYS

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119 Nursery Lane, South Wootton, King's Lynn, Norfolk
PE30 3ND

Detached Bungalow

Three/Four Double Bedrooms

Open-Plan Kitchen/Dining/Sitting Area

Separate Sitting Room

En-Suite to Principal Bedroom

Summer House/Bar with Pizza Oven, Underfloor
Heating and Twin Bi-Fold Doors

Private Rear Garden

Large Driveway and Garage

Modernised Throughout

Ready to Move Straight Into

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“We love the size and flow of the kitchen
with the patio doors to the garden”

Viewers of this remarkable residence will be pleasantly surprised when entering this beautiful home, contradicting the negative perception that bungalows are small and cramped. It boasts open spaces, abundant natural light, and a refreshing ambiance, providing a stark departure from the stereotypical notion of a bungalow. In fact, it offers an array of features such as an entertainment area and a gym that defy the conventional expectations associated with this type of property.

When the current owners acquired this property, they possessed a clear vision of transforming it into the perfect family home for themselves and their children. The renovation of the kitchen, dining, and sitting area stands out one of the projects that has truly transformed this property. Through the skilful extension and the addition of a captivating “glass corner,” they have created an ideal setting for hosting guests while allowing ample sunlight to flood the room and retain a sense of spaciousness.



As night falls – the sitting room comes into its own and is another room with great proportions, exuding brightness and openness. Our sellers felt the sitting room was too large to start with, they cleverly partitioned off a part of it, resulting in the creation of a fourth bedroom. More recently, this area has been ingeniously transformed into a fully-equipped gym.



To the other end of the property one will find the sleeping quarters, the family bathroom and an additional WC. The three bedrooms are double in size, two of which come with built-in wardrobes, whilst the principal bedroom benefits from an en-suite shower room.

“We have a few favourite spots in the house - the kitchen during the day, the lounge by night and the bar at weekends!”



During the period of Lockdown, the owners wanted to create an outside space where they could relax and enjoy the warm summer days. Originally intending to construct a modest outdoor kitchen, their endeavour evolved into something truly spectacular, exceeding their initial plans in both scale and grandeur. The result is a summer house/bar with twin bi-fold doors, underfloor heating, a bar area and a pizza oven – they even added a WC. One will never need to leave this space. This space could easily become a home office or even a guest bedroom if required.

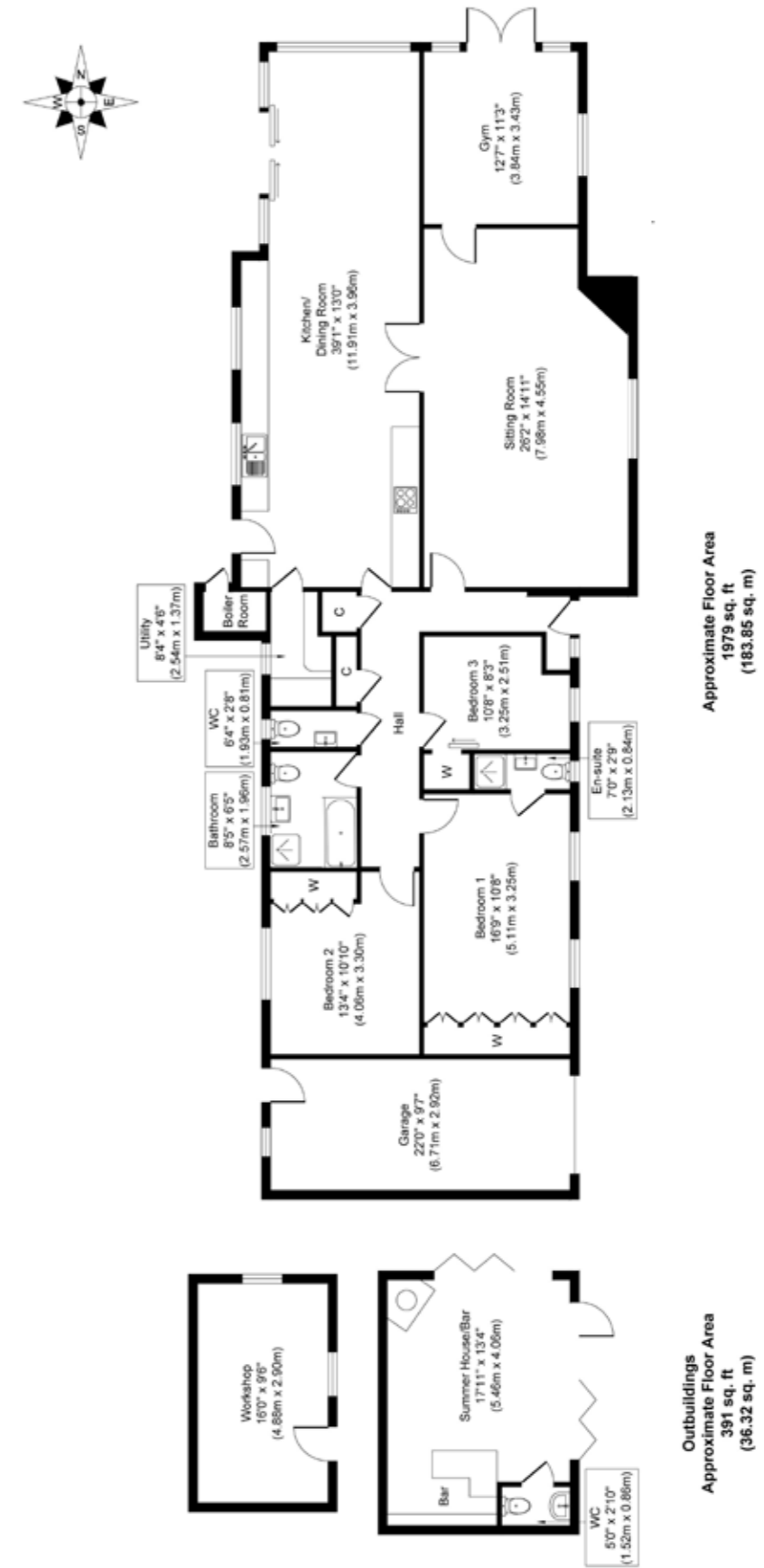




Complementing the summer house, the rear garden includes an outside bar area, a patio to enjoy some more BBQ's and a lawned area – privacy being a key feature of this outdoor haven.

At the front of the property, a block-paved driveway provides access to the single garage, offering ample parking space for multiple vehicles. The current occupants comfortably park their camper van here while still leaving room for additional cars. The presence of a laurel hedge ensures that the property remains shielded from the road, enhancing privacy.

In summary, this beautifully presented bungalow is a truly remarkable home which has been extended and modernised to meet the demands of the 21st century.



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

South Wootton

IN NORFOLK
IS THE PLACE TO CALL HOME



On the outskirts of King's Lynn, South Wootton 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 and West Norfolk Golf Club at Brancaster are not far away.

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.



Note from the Vendor



The Black Horse Inn, Castle Rising.

“There are lovely walks to Castle Rising Tea Rooms or The Black Horse Inn, as well as great cycle paths through to Sandringham and the surrounding areas.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2978-1088-6238-9373-7950

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: ///lawfully.weeds.enrolling

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