

LANDLES



“Springwood Lodge” | 7 Grimston Road | South Wootton



**The Impressive and Beautifully Presented Family Residence with
Additional ‘Garden Suite’**

**The most attractive, spacious residence over 4,500sqft with 6
bedrooms, 4 reception rooms & well appointed breakfast kitchen
on a generous plot of circa 0.64 acres (stms) in desirable South
Wootton.**

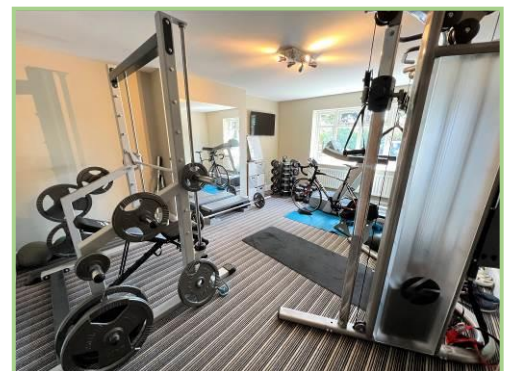
Plot Approx. 100ft wide x 280ft long

Purchase Price £1,295,000









- Reception Hall
- 28' Living Room with Bi-Folding Doors
- Breakfast Kitchen with Fitted Walnut Units
- Dining Room
- Office, Gym Room & Study
- Utility Room & Downstairs WC
- Stairs to First Floor Landing



- Total 6 Bedrooms, 1 configured as a Dressing Room
- Master Suite with Dressing Room & Ensuite
- Family Bathroom
- Immaculately Kept Grounds - Circa 0.64 Acre (stms)
- Detached 'Garden Suite' & Garage

South Wootton is a sought-after residential location conveniently located around 3 miles to the North of King's Lynn town centre. Twinned with neighbouring North Wootton, the vicinity provides residents with easy access to a wide range of local amenities including supermarket, mini-market, primary schools, doctors surgery, pharmacies and village halls. Further amenities including larger retailers can be found both in King's Lynn town centre and on the nearby Hardwick Retail Park situated on the Southern edge of the town. For sporting activities, within a 5 minute drive is the well regarded King's Lynn Golf Club, West Norfolk Rugby Club and Lynnsport facility, with water sport activities including sailing available at various clubs around the North West Norfolk Coastline. The surrounding delightful Norfolk Countryside is on the doorstep with Royal Sandringham and historic Castle Rising village both around a 10 minute drive away. Norfolk's well renowned beaches and coastline are also within easy reach via the A149 coast road.

"Springwood Lodge" is considered a prime residence, cleverly extended to provide a balanced and impressive front façade with particularly spacious accommodation throughout. Designed and appointed with contemporary features & fittings throughout, the house is presented in immaculate order and must be seen for a full appreciation. The house is set well back from Grimston Road, screened by mature trees and an attractive, substantial wall with piers and railings. The landscaped grounds are a particular feature, with a superb, terraced area and formal lawns beyond.

MAIN HOUSE

Entrance Porch

With brick weave step, archway to covered porch and tiled floor.

Reception Hall

Long I-shaped hallway. With hardwood front entrance door & glazed side panels, UPVC French doors to rear patio, boiler cupboard housing Baxi gas boiler, understairs cupboard, tiled floor, 2x radiators with thermostatic valves, room thermostat and stairs to First Floor landing with large picture window overlooking the rear garden.

Breakfast Kitchen 19' 11" x 19' 6" (6.07m x 5.94m)

Dual aspect with bay window, fitted walnut wall & base units, fitted silestone worksurfaces, central island unit, inset 1 & ½ bowl stainless steel sink with monobloc tap, Siemens high level electric oven, Siemens electric high level combination microwave/oven, 2 x Siemens warming drawers, electric hob with extractor above, 2 x chiller drawers, integrated dishwasher, wine fridge, space for an American fridge/freezer, breakfast bar, tiled floor with underfloor heating, room thermostat and ceiling spotlights.

Living Room 28' 1" x 14' 9" (8.56m x 4.5m)

Dual aspect with 2 sets of French doors, bi-folding door to side patio, brick fireplace with tiled hearth & oak mantle, underfloor heating, room thermostat, points for wall lights, television aerial point & BT telephone point.

Dining Room 18' 6" x 11' 7" (5.64m x 3.53m) (max into bay)

With bay window, radiator with thermostatic valve and tiled floor.

Games Room 19' 11" x 9' 10" (6.07m x 3m)

With underfloor heating and room thermostat.

Gym Room 16' 3" x 13' 2" (4.95m x 4.01m)

With BT telephone point and radiator with thermostatic valve.

Office 12' 4" x 9' 1" (3.76m x 2.77m)

Dual aspect and radiator with thermostatic valve.

Utility Room 10' 1" x 5' 8" (3.07m x 1.73m)

With fitted wall & base units, fitted worksurfaces, sink with drainer & monobloc tap, point & space for a washing machine, point & space for a tumble dryer, tiled floor, tiled surrounds, radiator with thermostatic valve and door to rear garden.

Downstairs WC 7' 5" x 4' 10" (2.26m x 1.47m)

With low level WC, vanity basin unit with oval sink and monobloc tap sat on a wooden unit with cupboard & shelving under, towel radiator, tiled floor, tiled surrounds and extractor.

Stairs to First Floor Landing

Oak banister with metal spindles, large picture window overlooking the garden, points for wall lights, radiator with thermostatic valve, large airing cupboard with radiator, shelving & rails and second storage cupboard with tiled floor.

Secondary Landing

With hatch to roof space, airing cupboard with shelving & hot water cylinder and radiator with thermostatic valve.

Principal Bedroom Suite 20' 10" x 15' 7" (6.35m x 4.75m)

Dual aspect with glass Juliet balcony and 2 radiators with thermostatic valves

Ensuite 14' 1" x 12' 1" (4.29m x 3.68m)

With low level WC, hand basin with monobloc tap sat on wooden surface with rail under, thermostatic shower with rainfall & handheld heads and glazed screens, freestanding bathtub with monobloc tap, tiled floor, tiled walls, towel radiator, radiator with thermostatic valve, ceiling spotlights and extractor.

Dressing Area 10' 1" x 8' 8" (3.07m x 2.64m)

With floor to ceiling fitted wardrobes configured internally with shelving, rails & drawers, radiator with thermostatic valve and ceiling spotlights.

Bedroom 2 16' 4" x 14' 7" (4.98m x 4.44m)

With 2 radiators with thermostatic valves.

Ensuite 8' 9" x 8' 10" (2.67m x 2.69m)

With low level WC, pedestal hand basin, thermostatic shower with rainfall & handheld heads and sliding glazed door, hygienic wall cladding to shower, tiled floor, tiled surrounds, tower radiator, radiator with thermostatic valve, ceiling spotlights and extractor.

Bedroom 3 16' 5" x 10' 7" (5m x 3.23m)

With 2x fitted wardrobes, hot water cylinder, storage cupboard and radiator with thermostatic valve.

Bedroom 4 12' 8" x 11' 10" (3.86m x 3.61m)

With 2x storage cupboards, television aerial point, BT telephone point and radiator with thermostatic valve.

Bedroom 5 12' 8" x 9' 8" (3.86m x 2.95m)

Dual aspect with BT telephone point and radiator with thermostatic valve.

Dressing Room / Bedroom 6 24' 9" x 13' (7.54m x 3.96m) (max)

With fitted floor to ceiling Hammonds open wardrobes configured with shelving, rails & drawers, fitted dressing table with shelving & drawers, radiator with thermostatic valve and ceiling spotlights.

Family Bathroom 10' 11" x 8' 3" (3.33m x 2.51m) (max)

With low level WC, vanity unit with hand basin, monobloc tap and cupboard space under, thermostatic shower with rainfall & handheld heads and glazed screen, freestanding bathtub with monobloc tap & handheld extension, 2x towel radiators, tiled floor, tiled walls, shaver point, ceiling spotlights and extractor.

GARDEN SUITE**Open Plan Dayroom 17' 9" x 16' 11" (5.41m x 5.16m)**

With fitted wall & base units, fitted worktop, central island with breakfast bar, high level electric oven, integrated microwave, electric hob with extractor above, stainless steel sink with drainer & monobloc tap, integrated slimline dishwasher, tiled floor and tiled surrounds. Air conditioning unit, feature roof trusses, French doors, television aerial point, ceiling spotlights and walk in cupboard housing the hot water cylinder.

Further Room

17' 1" x 12' 8" (5.21m x 3.86m)

With built in cupboard space, air conditioning unit and ceiling spotlights.

Shower Room

With low level WC, vanity unit with hand basin, monobloc tap and storage under, thermostatic shower with rainfall & handheld heads and glazed screen, towel radiator, tiled floor, tiled surrounds, ceiling spotlights and extractor.

THE GROUNDS

Springwood Lodge sits on a generous sized plot of Circa 0.64 Acre (stms) and features meticulously maintained gardens. Well set back from Grimston Road and screened by mature trees & shrubs, the property is entered via an attractive pair of ironwork electric gates flanked by rendered walls leading to the large gravel driveway and lawned space. The expansive driveway extends down both sides of the property and provides vehicular access to the recently constructed **Detached Garage 18' 3" x 16' (5.56m x 4.88m)** with electric roller door, personal door, lighting & power. The Vendors have also recently added a 'Project EV' electric car charger at the front of the house. The rear garden of the property has been configured to include different patio spaces providing areas where both sun & shade can be enjoyed. Just off the living room is the main formal patio which is slightly raised with steps down to the garden, dwarf brick walls and has been finished in slate coloured tiles. A separate patio can also be found at the side of the living room providing a more sheltered & secluded corner of the garden. Further down is the formal lawned section with various different borders planted with established shrubs, trees and bushes, including a raised bed constructed with heavy sleepers. The 'Garden Suite' also benefits from its own separated outdoor space laid out paving & gravel.

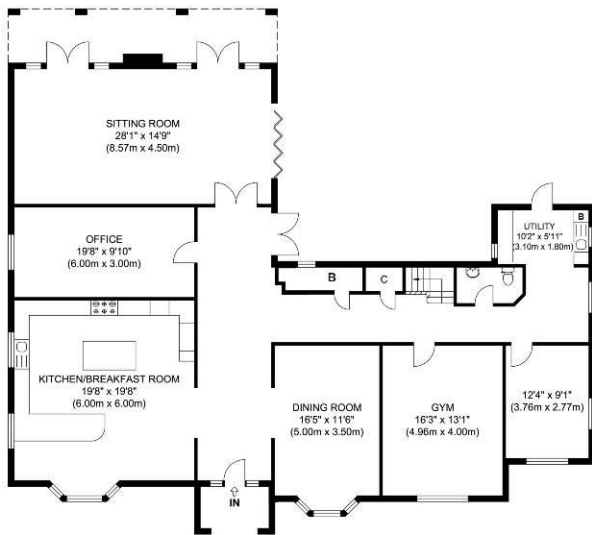




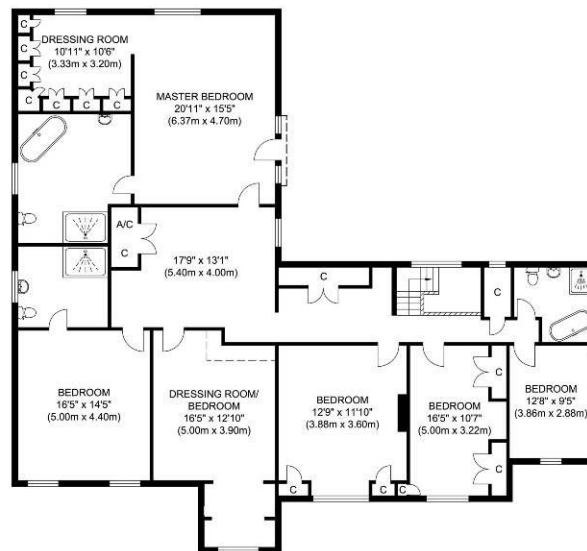
THE GARDEN SUITE



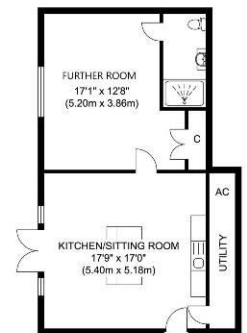




GROUND FLOOR



FIRST FLOOR



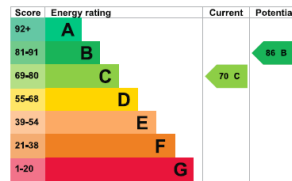
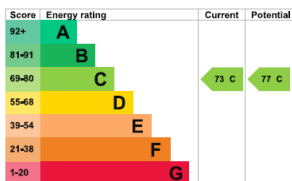
GARDEN SUITE

TOTAL APPROX FLOOR AREA OF MAIN HOUSE 4568.95 SQ.FT. (424.47 SQ. M.)

TOTAL APPROX FLOOR AREA OF SUITE 663.16 SQ.FT. (61.61 SQ. M.)

Springwood Lodge, 7 Grimston Road, South Wootton, PE30 3HS

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "F" with a current annual charge of £3,044.03, 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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