



THE STORY OF

# 3 Kirkstone Grove

*South Wootton, Norfolk*

**SOWERBYS**

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# 3 Kirkstone Grove

South Wootton, Norfolk,  
PE30 3NH

Detached House

Sold with No Upward Chain

A Blank Canvas, Ready for a New  
Owner to Make Their Own

Open-Plan Sitting/Dining Room

Separate Study

Potential for Multi-Generational Living

Five Bedrooms

Family Bathroom, Shower Room and En-Suite

Garage and Off-Road Parking

Landscaped Gardens to Front and Rear

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“It’s been such a lovely, happy, family home.”

A sanctuary where children have been raised and new connections made, over the past 45 years, 3 Kirkstone Grove has been a loving home. With scope for a new owner to make it their own, this promises to be an equally wonderfully home for its next custodian.

Its cul-de-sac location ensures peace, quiet, and no passing traffic. It’s the ideal setting in which a new family can transform this blank canvas into their perfect home, filled with memories.

In the same family since new, the property has evolved over the years, with an extension added, creating an annexe and allowing family to live together, independently.

The open-plan sitting/dining room has been the hub of the home for many years, with easy access to the kitchen as well as the rear garden it’s sure to bring all the family together. It’s been the setting for some amazing parties and where happy memories have been made.

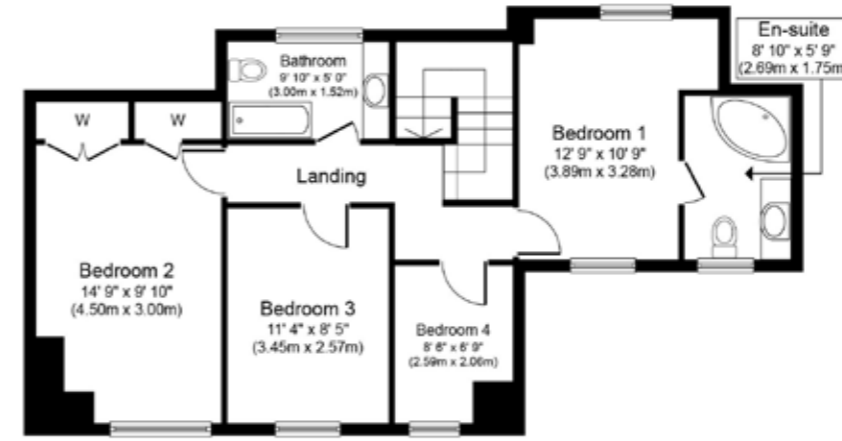


A further room to the front would make a generous home office - a perfect base to work from home, or alternatively a superb snug or playroom.

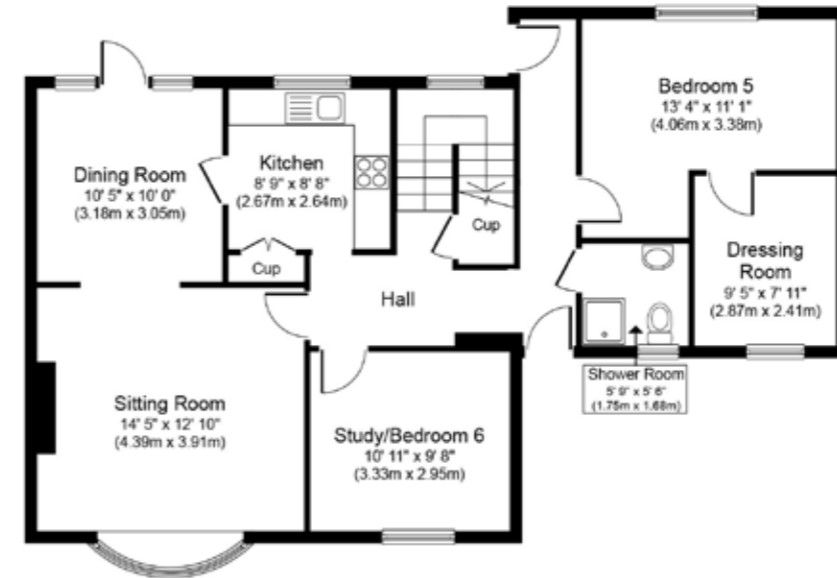
A versatile space, currently arranged as a bedroom, dressing room and shower room, allows for multi-generational living. Alternatively, it can be purposed to suit your lifestyle - perhaps a home gym or further entertaining space.

Moving to the upper level, off the landing is access to all four bedrooms and the family bathroom. Three of the bedrooms are double in size whilst the principal bedroom also benefits from an en-suite.

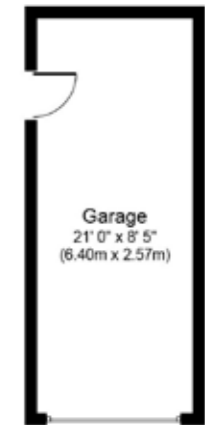




**First Floor**  
Approximate Floor Area  
**674 sq. ft.**  
(62.6 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**929 sq. ft.**  
(86.3 sq. m.)



**Garage**  
Approximate Floor Area  
**179 sq. ft.**  
(16.7 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.

The outside space has been beautifully landscaped to create a welcoming retreat, in particular during those warm summer days. To the front of the property a gravel drive leading to the garage provides ample parking, whilst the lawn and mature trees add a sense of calm.



The rear garden, very much like the front, is another well established space. A large patio area is a space for entertaining and for those must have barbecues, whilst the lawn is a place to play, for young and old alike. Mature trees, shrubs and flower beds complement this space beautifully.



A property which a new owner will relish making their own, a house which longs to be called home again, and a place which will once more become the setting for cherished family memories.



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



Reffley Woods

“We've loved exploring Reffley Woods...”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 2890-6981-1712-2119-8131

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: ///helper.tips.political

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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