



54 All Saints Drive
North Wootton | King's Lynn | PE30 3RY

FINE & COUNTRY

SPACIOUS, UNIQUE AND FUNCTIONAL FAMILY HOME



Welcome to this stunning four bedroom detached property located in popular North Wootton, within easy reach of the glorious Norfolk coastline, this wonderful family home has been extended and modernised to offer a spacious and contemporary living space.



KEY FEATURES

- Modern detached four-bedroom family home
- Fantastically well-proportioned reception room
- Wonderfully light kitchen-dining-living room with sliding doors out onto the garden
- Separate office/study, utility and ground floor W.C
- Extended and completed to an exceptionally high standard
- Fantastic garden and patio area perfect for alfresco entertaining
- Plenty of off-road parking on the driveway and double garage
- Close to the coast and historic market town of King's Lynn
- Total accommodation extends to approx. 2,165sq.ft

Generous Plot and Lots of Living Space

The current owners have lived in the property for over 30 years, moving in as a young family back in 1993, having previously lived across the road. When 54 All Saints Drive went on the market they quickly snapped it up. There is much to love about the detached home, and the generous plot and privacy of not being overlooked first drew the current owners in. With its large spacious rooms, including a generously sized hallway and landing, it's easy to see why they fell in love with the space. Over the years, many improvements have been made to the home to accommodate a growing family. It's the perfect home for a busy family with spacious bedrooms, lots of living space downstairs, a private garden, parking for lots of cars and a range of local amenities.

The home stands out as unique, especially as it's on the largest plot in the development. The design of the house means that the house is of generous proportions, with every reception room, bedroom and bathroom boasting an abundance of space. A lot of thought has gone into the owners' various improvements, including adding extensions and combining rooms, and everything has been carried out using high-quality materials. Even the smaller details have been thought about. For example, they chose black replacement gutters, soffits and downpipes rather than white in a bid to retain the premium appearance of the original construction.

Spacious and Happy Home

When asked to describe the property, the current owners chose "comfortable, spacious and happy", and that's a perfect reflection of the feeling you get as you enter. The home is comfortable and cosy whilst also being large and spacious. Thanks to the good-sized windows, a lot of light floods into the home, creating a joyful and welcoming atmosphere.





KEY FEATURES

Upstairs are four double bedrooms, one of which boasts a dressing room and en suite, and a large family bathroom. As the current owners know, picking a favourite room in the house is hard as every space has something to offer. They note how the lounge stands out as something special, describing it as a “large, bright room with a window facing the front and large patio doors leading to the back garden.” The room has an open fireplace, providing the ideal place to relax and warm up on cold evenings. The kitchen is also another standout part of the home. It’s large, versatile and has an unbeatable view of the garden. In the summertime, you can open the doors onto the patio to bring the outside into the home. With a kitchen area at one end and a dining room and sitting room at the other, this part of the home is a hub for entertaining and spending time with family.

Large and Private Rear Garden

As you head to the rear garden, you will be struck by how private the exterior feels. The surrounding mature shrubs, trees and perennials ensure that there is always colour and foliage to enjoy. There’s also a large lawn area, perfect for ball games, providing enough space for children to run. With regard to seating, you have a variety of places to choose from, including a timber sun deck, a secluded patio and a large terrace running the full width of the open-plan living space. Whether you are eating or relaxing, the current owners highlight that the garden is the perfect spot, especially as the patio welcomes the morning sunshine throughout the year.

Situated in North Wootton, there is a strong village feel, and living at All Saints Drive puts you in the heart of the community. A lot is going on in the local area, and the property is within walking distance of a whole host of amenities, including schools, a village hall, local shops, a pub, a doctors’ surgery, a church, a playground and a park. There is also a bus stop within 200 metres of the house, providing good transport links to the surrounding areas. King’s Lynn is only a 10-minute drive away or a short journey along a cycle path, providing direct links to London’s King’s Cross.







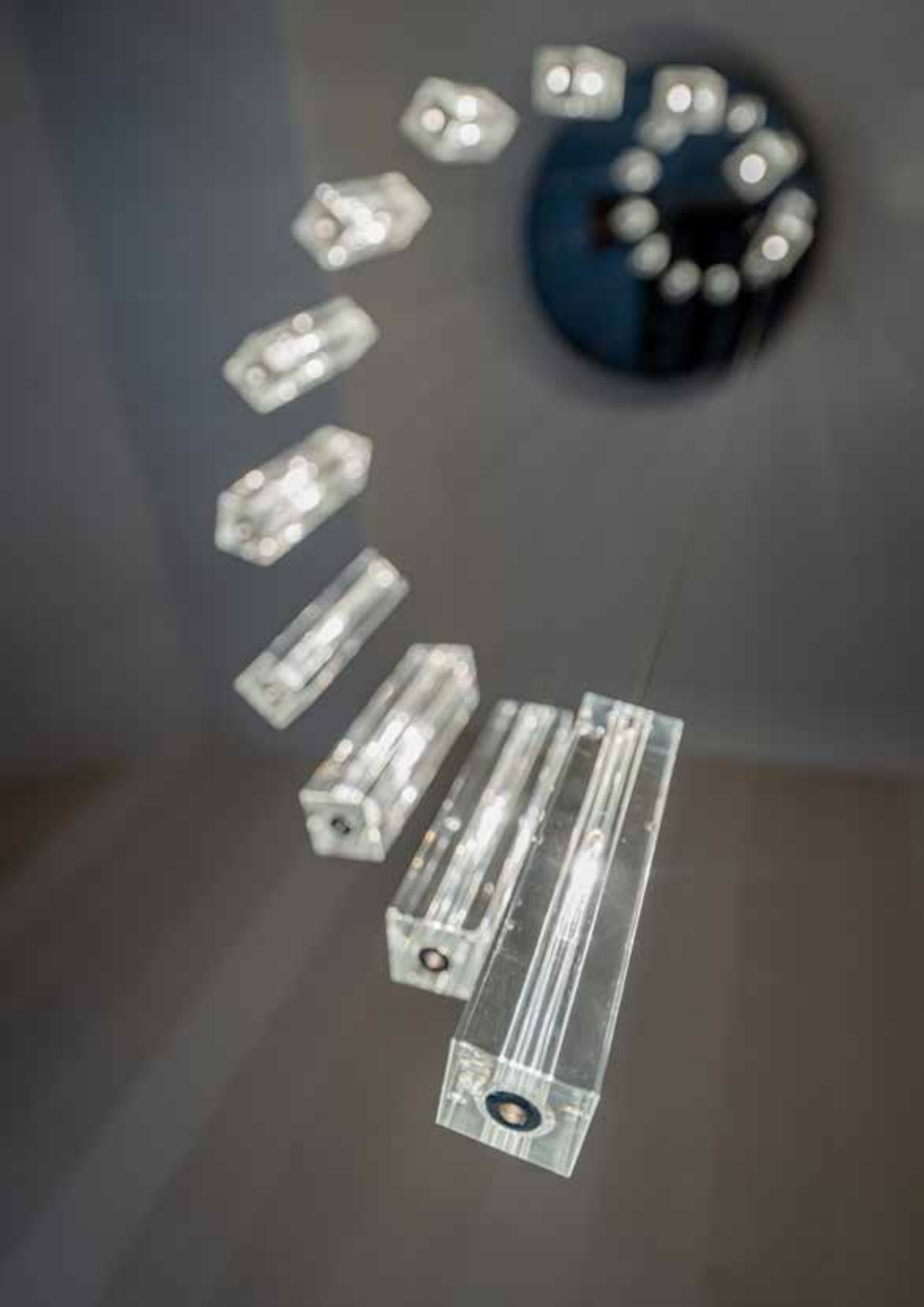














INFORMATION



On The Doorstep...

The Hanseatic town of King's Lynn lies approximately 4.5 miles to the South West of North Wootton with its array of shops, restaurants and theatres, cinemas, museums and over 480 historic listed buildings, together with the main railway station to London Kings Cross which can be reached in approximately 1hr and 40 mins. The Royal Estate of Sandringham is 4.5 miles to the north and The North Norfolk seaside town of Hunstanton is 13 miles away. North Wootton is within easy access of the local golf courses and bird reserves.

How Far Is It To?...

The popular seaside resort of Hunstanton is only 13 miles away and the North Norfolk coast is within easy access. The three nearby cathedral cities - Norwich, Ely and Peterborough - all within an hour's drive, and Cambridge - easily accessible by regular direct train or just over an hour by car. Also, Castle Rising village and castle is within walking distance. The cathedral city of Norwich lies approx. 43 miles to the South East with all the local amenities, including an airport with national and international flights.

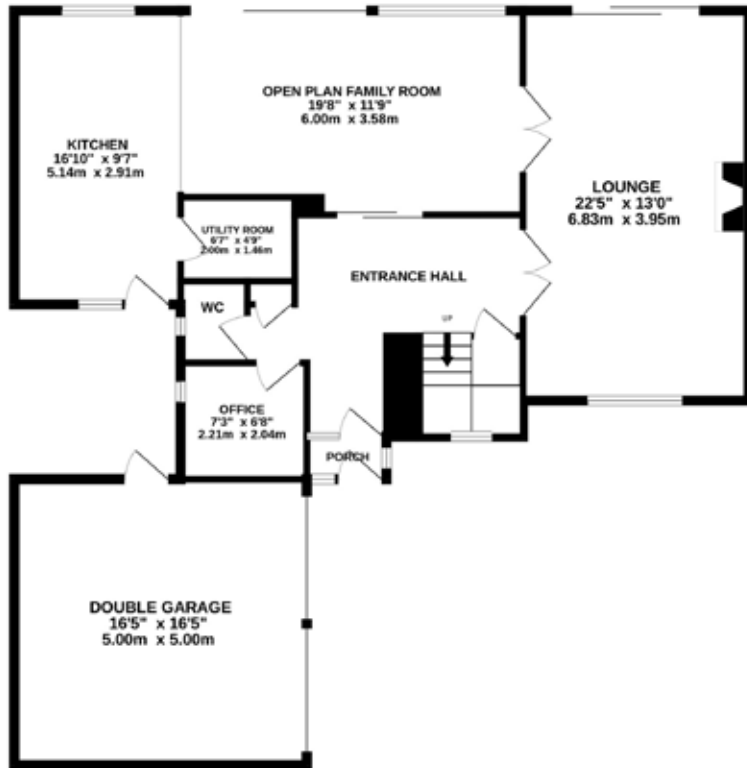
Directions - Please Scan The QR Code Below

Services, District Council and Tenure

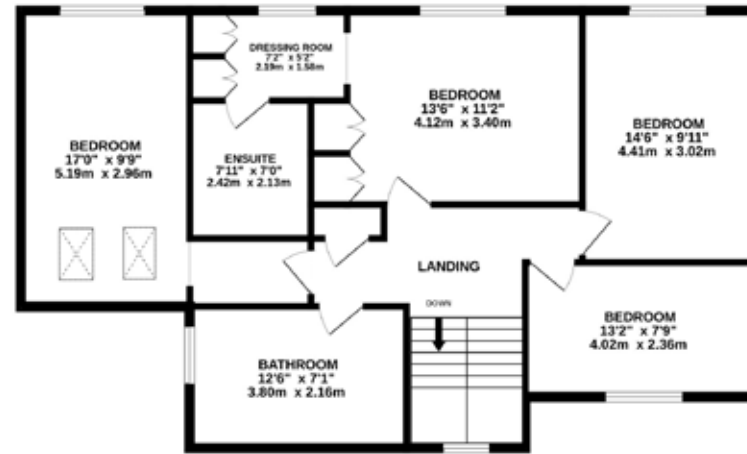
GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band E
Freehold



GROUND FLOOR
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 2165 sq.ft. (201.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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