

OXBOROUGH DRIVE

SOWERBYS

Land & New Homes Specialists



WELCOME TO OXBOROUGH DRIVE

This exclusive collection of efficient, timber framed new homes, consisting of two bungalows and two houses, is ideally situated just minutes away from the historic town centre, offering a plethora of amenities and convenient access to rail and bus links, making it easy to commute or travel to nearby areas.

Situated toward the end of a no-through road, away from the main hustle and bustle, homeowners will still benefit from being within close proximity to a nearby supermarket, ensuring easy access to daily necessities, and for nature enthusiasts, the Reffley Woods, located to the south of the area, offers ample space for rambling and enjoying outdoor activities. On the other hand, to the north, the popular King's Lynn Golf Club awaits golf enthusiasts who enjoy spending their time on the greens.

VILLAGE LOCATION

An ever-popular location on the outskirts of an historic market town 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.





THE HOMES

Exclusive Collection of Two New Homes • Energy Efficient Design – Inclusive of Solar Panels • Driveway Parking and Garage • Electric Vehicle Charging Points • Enclosed Rear Lawn Gardens • No Through Road Location • Ready for Summer Occupation • Near to Local Amenities and Woodland Walks



102 sq m | 1,098sq. ft.



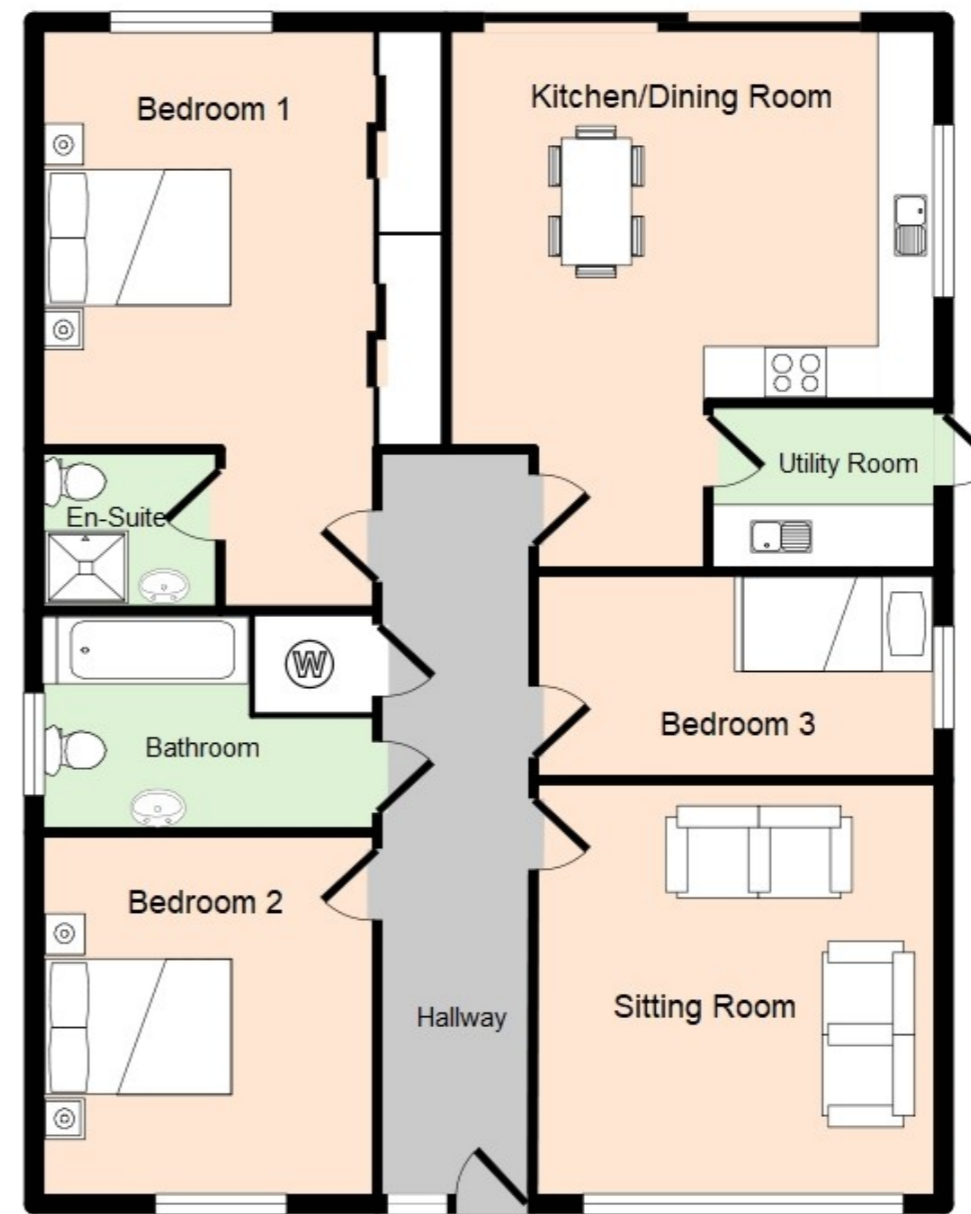
3 Bedrooms



2 Bathrooms



Garage & Driveway



Kitchen/Dining Room

5.3m x 4.8m

Sitting Room

4.1m x 4.0m

Bedroom 1

5.7m x 4.0m

Bedroom 2

3.6m x 3.3m

Bedroom 3

4.0m x 2.0m

SPECIFICATION

EXTERNAL FINISHES

- Slate Grey Roof Tiles over Anthracite Timber Cladding
- Anthracite UPVC Fascia's and Black Rainwater Goods
- Anthracite UPVC Doors, Windows and Aluminium Rear Sliding Doors
- Anthracite Roller Shutter Garage Door
- Up and Down Lights to Property and Garage
- Lawns laid to Lawn with Outside Tap
- Enclosed Timber Fencing to Rear Garden
- Locally Inspired Landscaping
- Grey Indian Sandstone Pathways and Rear Terrace
- Black Ice Granite Gravel Driveway
- 9.5Kw Inset Roof Solar Panels
- Electric Vehicle Charging Points

INTERNAL FINISHES

- White Painted Woodwork
- Oak Veneer Doors with Black Ironmongery
- Light Oak Karndean flooring to Reception Rooms and Hallways
- Polished Concrete effect Luxury Vinyl Tile flooring to Wet Areas
- Taupe/Light Grey Carpeting to Bedrooms
- Wall and Ceiling Lighting to include Feature Lighting and a mix of Pendant and Spotlights

KITCHEN AND UTILITY FINISHES

- Cashmere Shaker Style Units with Gold coloured Ironmongery
- Egger Dark Stone Marble Effect Square Edge Worktops and Upstands
- Inset White Resin Sink with Gold colour Mixer Faucet
- Bosch Inset Electric 4 Ring Hob and Extractor with Black Glass Splashback
- Bosch Integrated Oven, Fridge Freezer and Dishwasher

BATHROOM AND ENSUITE FINISHES

- White Sanitary Wear
- Porcelain Stone effect Wall Tiles
- Backlite Wall Mirror and Shaving Point

GENERAL INFORMATION

- Mains utilities
- Underfloor Gas Central Heating by Combination Boiler
- 10 Year White & Eddy Professional Consultants Certificate
- Manufacturer's Warranty on Appliances





Oxborough Drive



JOURNEY TIMES

King's Lynn	3 miles
Sandringham	8 miles
Hunstanton	15 miles

ALL ENQUIRIES

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01553 766741
kingslynn@sowerbys.com
www.sowerbys.com

This brochure offers a general impression of the range and quality of the homes we have on offer at Paddock Views. Woodson Homes operates a policy of continuous product improvement so there could be material differences between the images and/ or specification depicted in our marketing literature compared with the final house product. Maps are not to scale. All internal and external photography of properties depicts previous Woodson Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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Contact kingslynn@sowerbys.com