



THE STORY OF

10 Melford Close

South Wootton, Norfolk

SOWERBYS

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10 Melford Close

South Wootton King's Lynn, Norfolk
PE30 3XH

Guide Price £425,000 to £450,000

Detached Family Home

Modernised Throughout

Open Plan Kitchen/Dining Room

Sitting Room and Snug

Four Bedrooms, with Three Being Doubles

En-Suite to Principal Bedroom

Off-Road Parking and Garage

Fully Enclosed and Private Garden

Peaceful and Quiet Cul-De-Sac Location

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“We’ve been very lucky to have raised our family in such a friendly and peaceful part of town, it will be extremely difficult to leave the house we’ve called home for so long.”

Offering a haven of comfort and safety for family and friends, 10 Melford Close has become a place of cherished memories over the years.

The property has undergone transformations to create the perfect family residence, with its advantageous location at the centre of a serene cul-de-sac playing a pivotal role in this enhancement.

The exquisitely appointed bespoke

kitchen stands as the focal point of the home, serving as a central gathering space for all, irrespective of the occasion. Our clients say that some of their fondest memories have been crafted within these walls.

The sitting room has provided an excellent space to unwind and is characterised by its fireplace which instils a sense of cosiness. Seamless access to the snug further enhances the overall comfort.



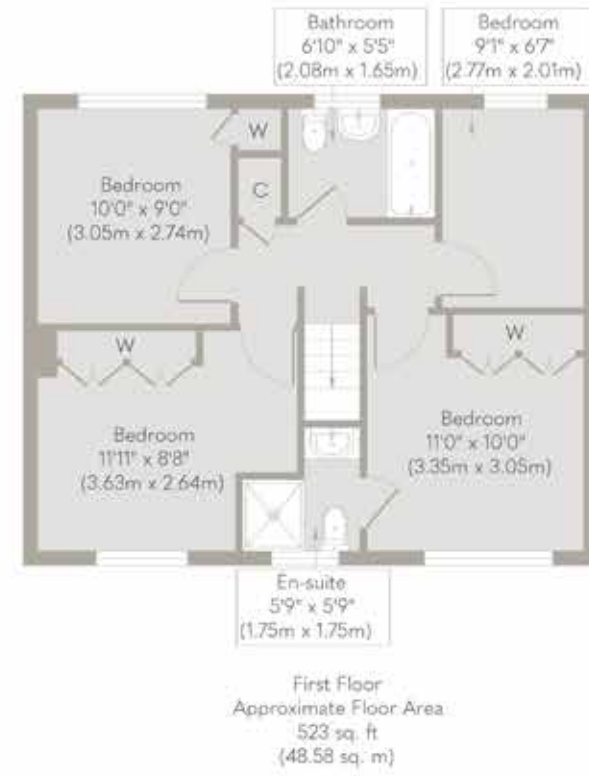
The sleeping quarters and family bathroom have undergone modernisation. From the landing, one can effortlessly access the four bedrooms and, of course, the main family bathroom. Three of the bedrooms boast double dimensions and custom built-in wardrobes, while the principal bedroom enjoys the added convenience of an en-suite.

The external space has been meticulously landscaped for minimal upkeep. A driveway, leading to the garage, offers off-road parking at the front. The rear garden, not only fully enclosed and private, is tailored for those with demanding schedules. A patio area provides an ideal spot for alfresco dining, and artificial grass ensures minimal maintenance. Additionally, a strip of land behind the rear fence comes with the property.

“Melford Close is a very safe and respectful area to live with many neighbours having been here almost as long as us.”

This elegantly presented family home, available for sale without an upward chain, occupies a cul-de-sac location and awaits a new owner to transform it into their enduring sanctuary.





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



“Our home is peaceful and in a respectful and safe area.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0107-7323-0000-1023-1226

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: ///recovery.blasted.amounting

AGENT'S NOTE

The property comes with the strip of land between the fence and the conifer hedge to the rear.

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.

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