



THE STORY OF

4 Coniston Close

South Wootton, Norfolk

SOWERBYS



THE STORY OF

4 Coniston Close

South Wootton, Norfolk
PE30 3NL

Detached Family Home

Open-Plan Kitchen/Diner/Sitting Room

Bi-Fold Doors to Rear Garden

Sitting Room with Fireplace

Four Double Bedrooms

En-Suite to Main Bedroom

Garage and Ample Off-Road Parking

Quiet and Peaceful Location

Beautifully Landscaped Gardens

Extended and Modernised over the Years

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“Renovated and expanded, the home is a beautiful family space...”

On a quiet lane within a popular area, 4 Coniston Close has been a cherished home for many years. Now, the current owners are looking to downsize, offering a fantastic opportunity for someone new to make it their forever home.

The house has been renovated and expanded over time to create a beautiful family space. An extension at the back has become the heart of the home, with a spacious kitchen that's perfect

for cooking enthusiasts. Its open-plan layout keeps everyone connected, and the bi-folding doors to the garden make for seamless indoor-outdoor living.

Additionally, there's a cosy sitting room with a fireplace and large bay window downstairs.

Upstairs, you'll find four double bedrooms and a family bathroom, and an en-suite shower room to the main bedroom.





FLOORPLAN TO BE INSERTED

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.
Copyright V360 Ltd 2023 | www.houseviz.com



Outside, the landscaping is lovely. The front features a paved driveway leading to a garage, with a lush lawn and hedge for privacy. In the back, there's a deck for summer barbecues, a lawn, and even a sunken trampoline for endless fun.

This modernised and extended family home is impeccably presented and ready for new owners to move right in.



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 Sowerbys



"...bi-folding doors to the garden make for seamless indoor-outdoor living."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2268-9042-7208-0954-3984

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

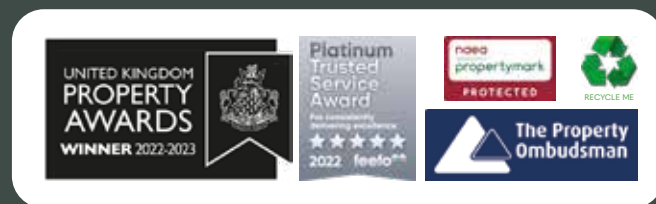
Freehold.

LOCATION

What3words: ///dried.shimmered.give

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL