



# 46 Woodland Gardens

*North Wootton, Norfolk*

**SOWERBYS**



THE STORY OF

# 46 Woodland Gardens

North Wootton, King's Lynn, Norfolk  
PE30 3PX

Detached Family Home

Four Bedrooms

Open-Plan Kitchen/Dining Room and Sitting Area

New Kitchen and Bathroom

Utility and Laundry Room

New Boiler and Windows

Private Garden Backing onto Woodland

Single Garage and Ample Off-Road Parking

Beautifully Landscaped Rear Garden

Close to Local Amenities

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“I have always felt safe and that we were in our forever home, and if it wasn’t for work commitments we would not be leaving.”

Over the past four years, 46 Woodland Gardens has been completely transformed, each area improved and no area unturned. The woods sited directly behind the property has made this a welcoming home, thoroughly enjoyed by the current owners and their little boy.

When the property joined the market four years ago, it was notably very different to how it looks today. The current owners have fully embraced this renovation and updated everything from windows, floors, central heating - as well as a new kitchen and bathrooms. Creating a wholesome and comfortable family home was an important objective,

which has evidently been successfully achieved. Now with an open-plan L-shaped kitchen/dining room with sitting area, this is a hugely sociable home.

The newly fitted kitchen is exemplary - with clean lines, generous work surface space, and plenty of storage. The sitting area and dining area further add to this lovely hub of the home; being able to observe their little one as he plays and having dinner on the go was a blessing.

The utility room has also been extended and is now a fully functional utility and laundry room.



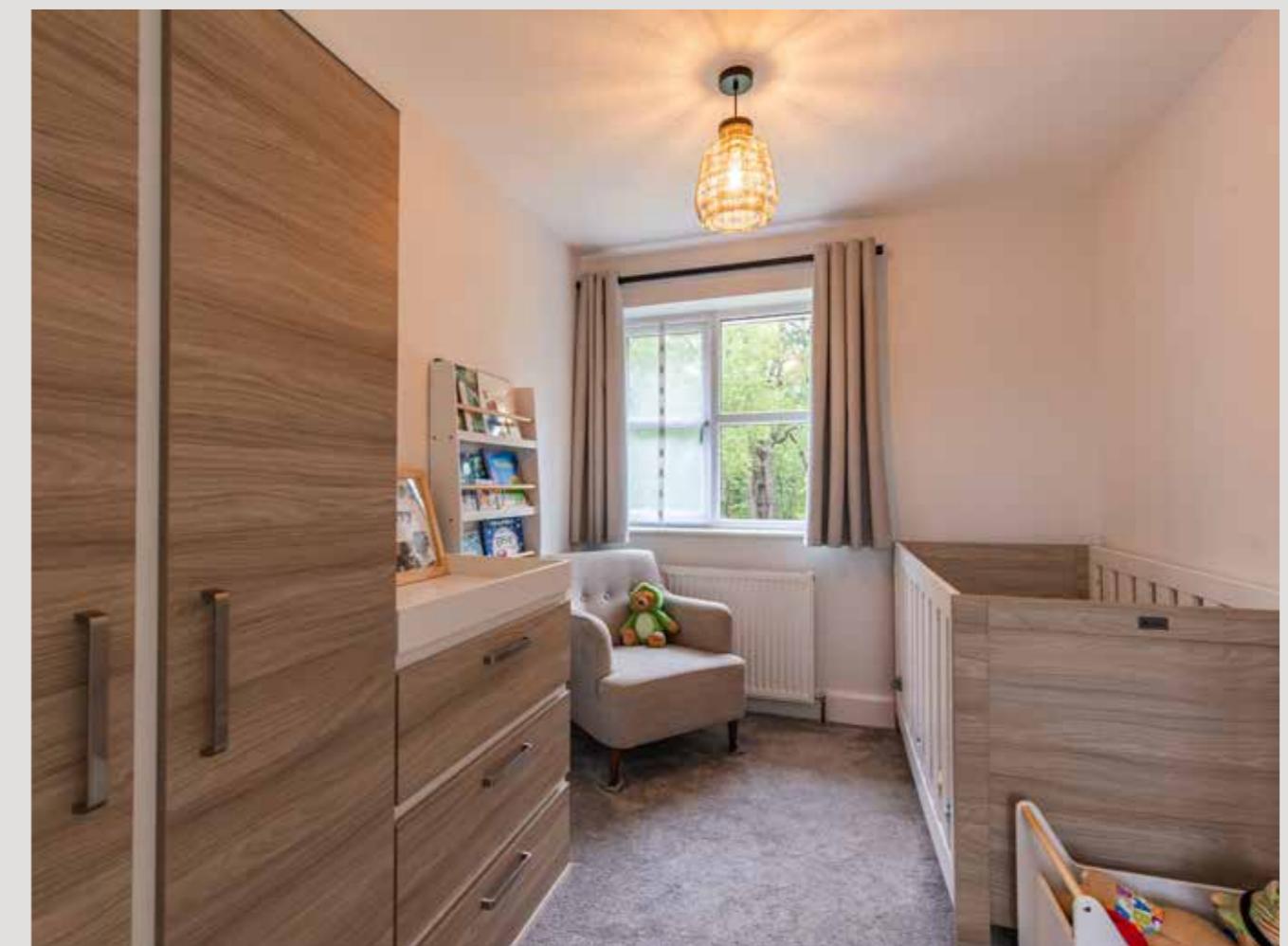
Moving to the upper level and the bright landing gives access to the four bedrooms and the family bathroom. All the bedrooms have benefited from a make-over along with the family bathroom. A favoured view is through the windows overlooking the woods to rear – a beautiful static landscape which changes colour throughout the year.

The outside space has been fully landscaped too. To the front a gravel drive leads to the single garage and provides ample parking space for several vehicles, whilst the lawn and the mature trees softens the look.

**“It’s been lovely to sit in my bedroom with the curtains open and looking at all of the trees.”**

The rear garden is a little paradise. With a patio area which is ideal for those summer barbecues, a lawn which will keep the young ones occupied throughout the day, and the woods behind – it has meant that this garden has felt both very private and secure.

A beautiful family home, presented to an exceptional standard is now ready to meet its new owners. Our clients have happy memories here, and it is only a need to be closer to Norwich which brings this property to the open market.





Ground Floor  
Approximate Floor Area  
598 sq. ft  
(55.52 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.

ALL THE REASONS

# North Wootton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village situated just a few miles north-east of King's Lynn, you find North Wootton.

The village is surrounded by lush green countryside and offers a peaceful and tranquil environment, away from the hustle and bustle of the city. The village is well-connected, with good road links to the nearby towns and cities, is a popular destination for those looking to escape the stresses of modern life.

Get a sense of traditional Norfolk with the village pub, The Red Cat. This historic building dates back to the 18th century and is known for its warm and welcoming atmosphere. The pub is a popular meeting place for locals and visitors alike, and is a great place to relax and unwind after a long day of exploring the surrounding countryside. For good pub food, Castle Rising's Black Horse is definitely worth a visit.

North Wootton is also home to several



small businesses, including a post office, a convenience store, and a few independent shops. These small businesses contribute to the village's friendly and close-knit community, and provide residents with all the essentials they need for day-to-day life.

For those who enjoy spending time outdoors, there's plenty on offer. The village is surrounded by rolling hills and peaceful countryside, which offer a variety of walking and cycling routes. There are also several good places to explore nearby and further afield, including the Royal Sandringham Estate and nearby Wolferton.

The village offers a charming and picturesque lifestyle, but without being too detached from the modern world; especially with King's Lynn and its schools, shopping, leisure facilities and mainline train service to London King's Cross, nearby.

With its historic landmarks, friendly community, and stunning natural surroundings, it's no wonder that this village is a popular destination for those looking to escape to the country...

..... Note from the Vendor .....



“It's lovely to have a peaceful and private home, well-located to enjoy the Sandringham Estate.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 0531-3037-3205-3804-7200

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: ///inner.entitles.trek

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# SOWERBYS



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