



THE STORY OF

Paddock View

South Wootton, Norfolk

SOWERBYS

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Paddock View

South Wootton, Norfolk
PE30 3NB

Underfloor Heating Throughout

Kitchen/Breakfast Room with Large
Sliding Doors to the Patio Area

Bright and Airy Sitting Area with a Log-Burner

Large Dining Area Which is Perfect for Entertaining

Fully-Fledged Cinema Room

Four Double Bedrooms, Two En-Suites and Open Balcony

Splendid Principal Bedroom with its Own
Walk-In Dressing Room, Vaulted Ceilings,
Juliet Balcony and Stunning Views

Large Home Office/Games Room, Double
Garage and Ample Off-Road Parking

Only Five Years Old

No Onward Chain

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“We’d describe our home as unique,
spacious and peaceful.”

Nestled at the end of a quiet lane that serves only a few properties, Paddock View was built just five years ago. Designed to foster a social environment, it has become a cherished gathering place for family and friends, where countless happy memories have been made over the years.

The moment you enter the property, the bright reception hall immediately imparts a sense of spaciousness with a

contemporary feel. Whilst the ground floor is considered open-plan, the area is cleverly divided to create distinct spaces.

The kitchen/breakfast room serves as the heart of the home, featuring a large kitchen island, breakfast bar, and expansive sliding doors that connect to the outdoor space, offering stunning views of the paddock and fields. It’s the perfect home for those who love to entertain and cook simultaneously.



The open-plan sitting room and dining area is perfect for hosting parties, yet it can also be a serene retreat. The sitting area, with its log burner and large windows, creates an ideal space for relaxation. Adjacent to this is a spacious dining area designed for entertaining large groups.

To truly make this a family home, the current owners added a fully-equipped cinema room, with the aim of providing a space that brings the family together, and they've certainly succeeded.





The upper level is equally impressive. From the landing area with its high vaulted ceiling, you can access all four bedrooms and the family bathroom.

Each bedroom is generously sized, with three featuring built-in wardrobes. Two bedrooms boast en-suites, while the principal bedroom offers a walk-in dressing room. The main bedroom is truly exceptional, with high vaulted ceilings, a corner glass feature, a Juliet balcony, and a luxurious en-suite. It's the perfect sanctuary for relaxation.

Additionally, through the service door leading to the boot room and utility room, a set of stairs takes you to the office/games room, or potentially a fifth bedroom. Used as an office in recent years, this space has been a delight, offering stunning views and the occasional sight of a boat on the high tide.



The exterior of the property has been thoughtfully designed to be both low-maintenance and functional. Through the front gates, a large gravel drive leads to a double garage, providing ample parking space.

The rear garden is a true retreat, featuring a spacious patio area, partially covered by the open balcony above, making it perfect for BBQs, rain or shine, with the field and woodland views adding a genuine sense of tranquility.

This contemporary home offers a unique design, an abundance of space, and a peaceful location—everything you could desire



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.

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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



“The whole back of our house has a fantastic view over the fields - it is so calming and peaceful and the sunsets are fabulous.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating to ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref: 2458-8051-7384-6431-9914

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: ///sponge.dumpling.catching

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SOWERBYS



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