



THE STORY OF

22 The Boltons

South Wootton, Norfolk

SOWERBYS

S

THE STORY OF

22 The Boltons

South Wootton, King's Lynn,
PE30 3NQ

Detached Family Home

Multi-Generational Living Accommodation

Three Bedroom Main House and Two Bedroom Annexe

Open-Plan Kitchen/Dining Room to Both Spaces

Spacious Sitting Room and Separate
Snug/Office to the Main House

En-Suite and Walk Through Dressing
Room to Principal Bedroom

Ample Off-Road Parking

Mature and Well-Established Garden

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“I love the kitchen - it’s a good airy room,
and it’s very bright...”

Nestled down a peaceful lane, 22 The Boltons has been transformed over the past eight years into a modern, multi-generational family home. This hidden gem offers privacy from passing traffic, perfect for those who value peace and quiet.

As you approach the property, you’ll notice the large driveway, offering plenty of parking for family gatherings. The heart of the home is the stunning kitchen/dining room, featuring a vaulted

ceiling, large windows, and patio doors that flood the space with natural light. It’s designed to be a family hub and a stylish spot for entertaining guests.

The spacious sitting room, with its dual aspect windows and 23 foot width, is ideal for hosting parties or simply relaxing. For those who work from home, there’s a separate reception room which can double as a cosy snug or a ground floor bedroom.





Upstairs, the layout is well thought out. Off the landing, you'll find three double bedrooms and a family bathroom. The principal bedroom boasts a walk-through dressing room and a private en-suite.



The annexe is a highlight for extended families. Parents can enjoy their own independent space with an open-plan kitchen, dining and sitting area on the ground floor. Upstairs, there are two double bedrooms and a shower room.

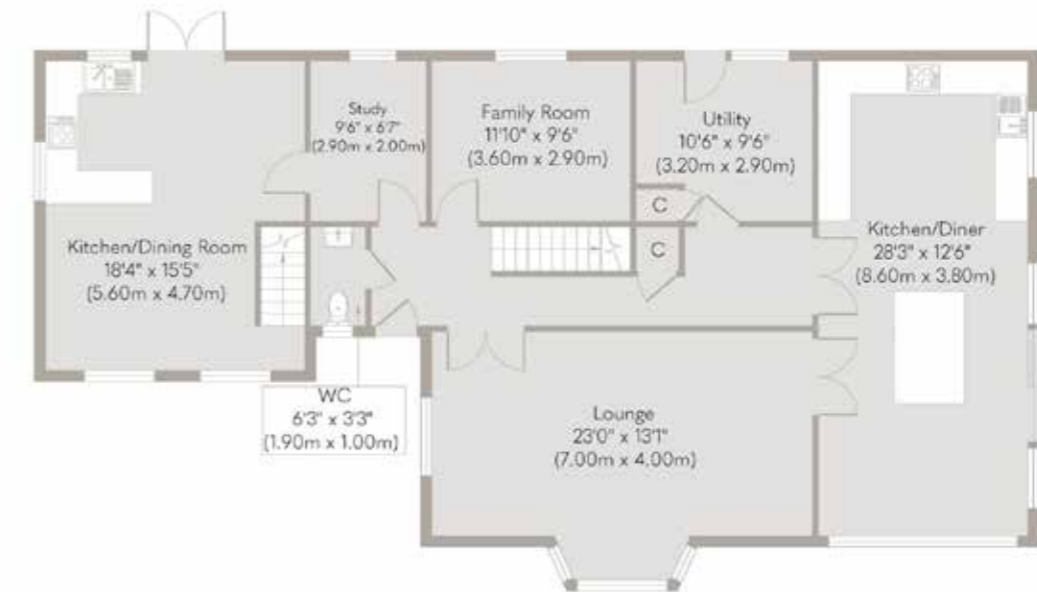


The low-maintenance, private garden offers a spacious driveway and plenty of room for children and adults alike to enjoy the outdoors, with lawns and mature trees providing a serene backdrop.

22 The Boltons is a perfect blend of modern living in a tranquil setting, ready for you to move in and start enjoying immediately.



First Floor
Approximate Floor Area
1,109 sq. ft
(103.06 sq. m)



Ground Floor
Approximate Floor Area
1,420 sq. ft
(131.92 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.

Copyright V360 Ltd 2023 | www.houseviz.com

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



“...a lovely area to live in, and a great location for the park, pubs and town.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0744-2830-7673-9676-0035

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: ///remote.general.permanent

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