



THE STORY OF

12 Pretoria Grove

South Wootton, Norfolk

SOWERBYS



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12 Pretoria Grove

South Wootton, Norfolk
PE30 3SP

Detached Executive Home

Open-Plan Kitchen/Breakfast Room and Bar Area

Large Reception Room Immediately off the
Kitchen with Bifold Door to Rear Garden

Formal Dining Room and Separate Family
Room with a Must Have Log-Burner

Five Double Bedrooms

Family Bathroom and Two En-Suites

Landscaped Gardens to Front and Rear

Ample Off-Road Parking

Great Location for Those That Need to Commute
or Enjoy Exploring the Norfolk Coast

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Over the past 13 years this property has been a much loved family home. Renovated and remodelled to suit a growing family, 12 Pretoria Grove has created plenty of happy memories.

Situated in a cul-de-sac within an executive development of similar properties, this home stands out for all the right reasons. From the moment you step inside, the sense of space is immediately apparent.

The changes made here have transformed this into a very welcoming home. For those who love to entertain, the kitchen/breakfast room and bespoke bar area serve as an ideal hub for gatherings. The converted garage is now a light and spacious reception room, complete with a must-have log burner, and bi-fold doors, enhancing the sense of space and versatility which invite the outdoors in.

For those seeking peace and quiet, the sitting room at the opposite end, featuring another log-burner, provides the perfect ambiance to unwind and relax. In recent years, this space has served as a sanctuary for adults. This setup has proven to create an ideal dual functionality.



“We’d describe our home as spacious, well-kept and sociable.”





A major highlight of this home is the spaciousness of the bedrooms. All five are doubles, serviced by a family bathroom and two en-suites. The main bedroom also features a walk-in wardrobe, adding to its appeal.

The transformation extends beyond the interior to the exterior as well. The newly appointed porcelain patio area enhances the home's appeal for those who love al-fresco dining. The expansive patio is perfect for gatherings, while the sizable lawn provides ample space for all ages.

Additionally, the property offers ample parking spaces. There is even enough room for the new owner to build a garage or carport. (STPP)

This fantastic family home is spacious and versatile, located in an executive development. It's ideal for commuters and those who love to explore, and is now available and is ready to move right into.



“It has been the perfect family home in an ideal location.”





First Floor
 Approximate Floor Area
 1,108 sq. ft
 (102.95 sq. m)



Ground Floor
 Approximate Floor Area
 1,511 sq. ft
 (140.42 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.

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South Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

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



“Situated in a cul-de-sac within an executive development of similar properties, this home stands out for all the right reasons.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 0557-2802-6536-9296-3925

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: ///nips.prettiest.drips

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SOWERBYS

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for the homeless

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