



THE STORY OF

137a Nursery Lane

North Wootton, Norfolk

SOWERBYS



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137a Nursery Lane

North Wootton, Norfolk
PE30 3QB

Detached Family Home

Three Reception Rooms

Open-Plan Kitchen/Dining/Family Room

Four Double Bedrooms

Juliet Balcony and En-Suite to Principal Bedroom

Generous Garden Extending to 0.3 Acres (STMS)

Ample Off-Road Parking

Quiet Location

Lovely Walks with Scenic Routes

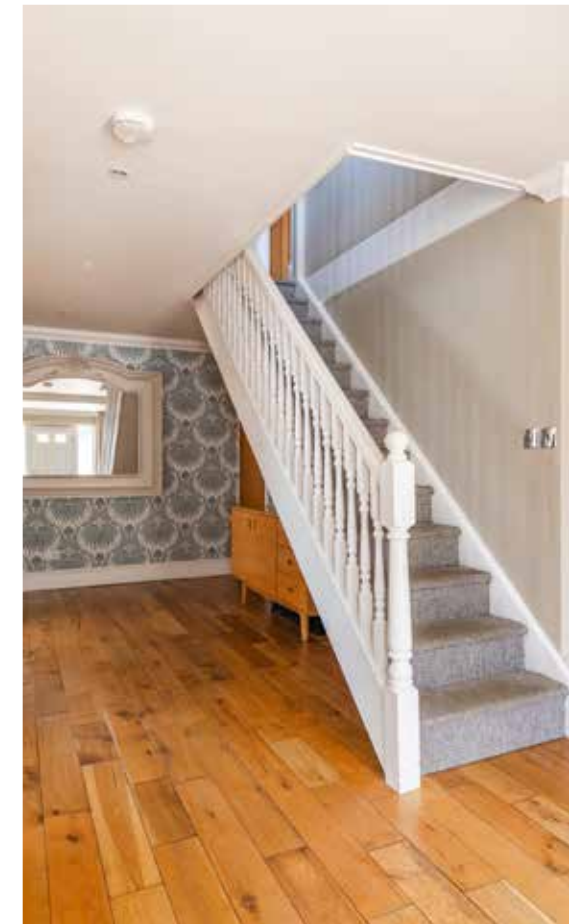
Close to the Norfolk Coast

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Over the past 15 years, this well-loved home has created many memories. And has been tastefully renovated to create a welcoming family environment. With beautiful walking routes nearby, 137a Nursery Lane is quite a unique home. During their ownership, the current owners have upgraded throughout, with new electrics and heating installed; each room has been re-plastered and an additional reception room has been crafted from the old garage.

An extension has been added to the front, creating a playroom for the children, but could easily be used for any preferred purpose. These additional spaces were added to complement the heart of this home, which is the open plan kitchen, dining, and family room at the rear of the property. This space is perfect for entertaining family and friends, with easy access to the enjoy the rear garden for socializing.

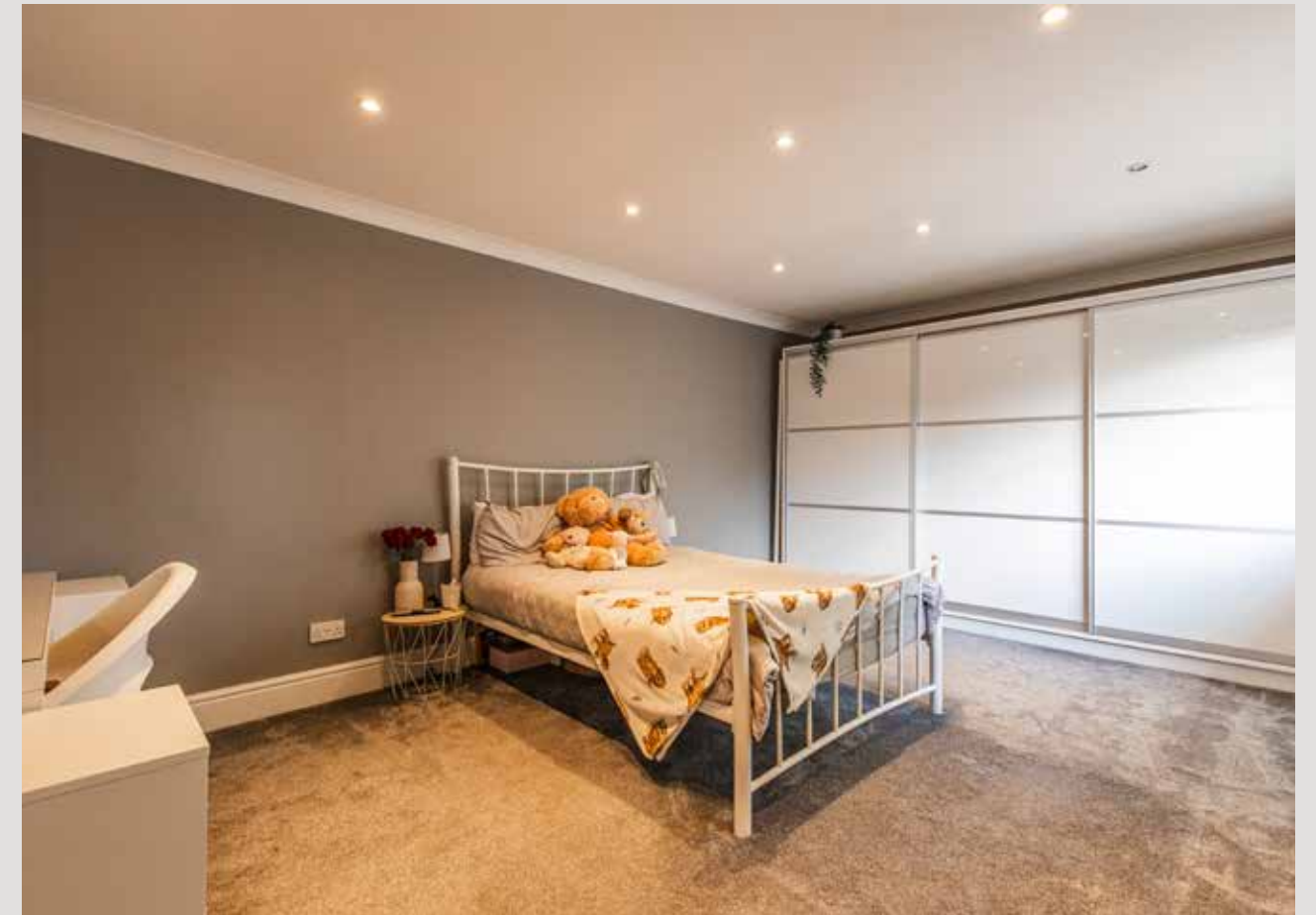
The sense of space is evident as soon as you step inside this home, with a spacious and inviting reception hall. The same feeling extends upstairs, where a bright landing opens up to four double bedrooms and a family bathroom. The principal bedroom has its own en-suite and access to a balcony - an absolute treat to bask in the sunshine.

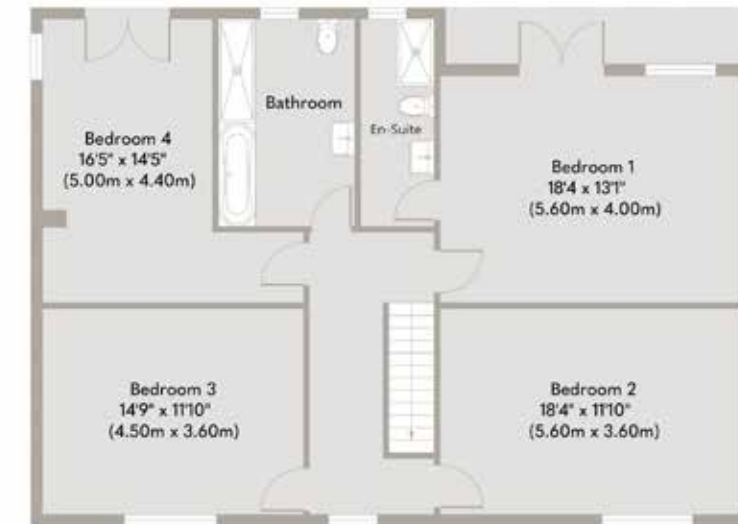
The outdoor space is designed for low maintenance, with a gravel driveway providing off-road parking at the front, and a fully enclosed rear garden offering a safe area with enough space for everyone to enjoy. The large patio area has been a great addition for summer barbecues and parties, as well.

This spacious, versatile home, filled with natural light, is now available and ready for new owners to settle in right away.



We are so grateful for the
calm, peace and privacy
here.





First Floor



Ground Floor

Ground Floor Plan Area 1493 sq.ft (138.74 sq.m)
 First Floor Plan Area 1106 sq.ft (102.71 sq.m)
 Approx. Gross Internal Floor Area 2599 sq.ft (241.45 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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North Wootton

ON THE OUTSKIRTS OF AN HISTORIC MARKET TOWN

North Wootton is on the outskirts of King's Lynn which has the facilities you would expect from a market town in Norfolk, including schools, shopping and leisure facilities. There is a mainline train service to London King's Cross via Cambridge - 1hr 40mins).

One of the main attractions in North Wootton is the historic St. Mary's Church, which dates back to the 12th century and features stunning architecture and a tranquil churchyard. The village also boasts a lovely local pub where visitors can enjoy a refreshing drink and traditional British fare.

The Sandringham Estate is nearby with Sandringham House and attractive walks through the woods. Slightly further is the North West Norfolk Coastline with the beautiful, long, sandy beaches. For the golf enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton Golf Club and The Royal West Norfolk Golf Club at Brancaster

Whether you're interested in history, nature, or simply enjoying the tranquillity of the countryside, North Wootton and its surrounding areas offer something for everyone.



Note from the Vendor



View of Garden.

“The garden allows the sun all day and evening with wonderful sunsets.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9000-5248-0122-4426-3343

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: ///jetting.absorb.toenail

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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