



Rookery Nook

NORTH WOOTTON

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

Rookery Nook

Station Road, North Wootton, King's Lynn, Norfolk
PE30 3QH

Generous Home Measuring Approximately 2,562sq.ft

Open Plan Kitchen, Dining, Family Room

Two Further Reception Rooms

Five Bedrooms

Principal Bedroom with En-Suite,
Dressing Area and Juliet Balcony

Air Source Heating System

Integral Carport and Double Garage

Location on the Rural Edge of a Picturesque Village

Meadow Views to Rear

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

Under the charming gaze of the nearby All Saints Church and located directly behind The Old Red Cat Hotel, now simply described as a traditional Norfolk Real Ale Inn, Rookery Nook enjoys a green and leafy outlook over unspoilt meadow land to the rear.

Rookery Nook enters into a bright glass fronted hallway that alludes to the size and versatility of this modern family home. Doors from the hallway lead to a practical cloakroom and understairs cloaks cupboard, a family sitting room with bi-folding doors to a rear terrace and a feature exposed brick fireplace, and a separate dining room or more fashionably in todays world, a home office. A further door from the hallway opens into the beating heart of this family home, with a sociable open kitchen, with a utility and boot room, and a family room with bi-folding doors opening to an additional rear terrace.

To the first-floor, a galleried landing leads to a family bathroom and five bedrooms, two with contemporary en-suite facilities and a principal bedroom with an additional dressing area and Juliette balcony overlooking the meadows to the rear.

A broad shingle expanse provides ample driveway parking, as well as access to the open integral car port and neighbouring double garage. Beautifully framed by a wraparound lawn with meadow field views to the rear





Specification

EXTERNAL FINISHES

- Red clay brickwork under a weathered clay pantile roof
- Cream UPVC facias, glazed windows and doors
- Anthracite aluminium bi-folding doors and electric roller garage doors
- Gravel driveway and grey Indian sandstone pathways and terraces
- Seeded lawns with rear post and rail fencing and outdoor tap

INTERNAL FINISHES

- Wevet white walls
- White woodwork with oak handrails
- Oak doors with satin chrome ironmongery
- Redbrick inglenook fireplace
- Mix of pendant and down lights
- Wood effect porcelain plank floor tiles to entrance, kitchen and wet areas
- Underfloor heating to ground floor and radiators to first floor

KITCHEN FINISHES

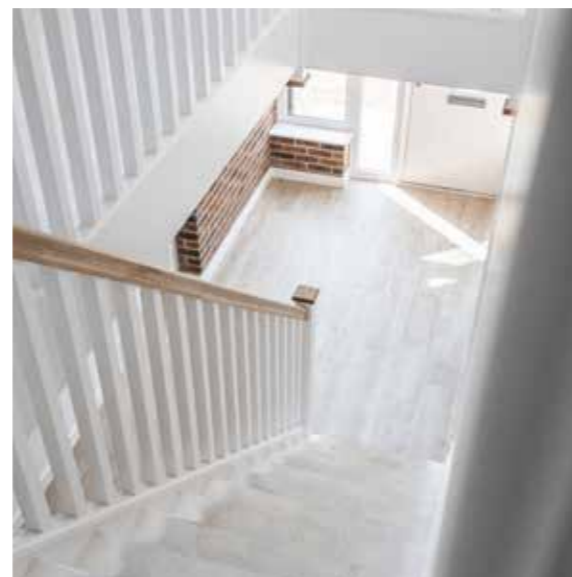
- Oxford white units with brushed steel cup handles
- Chalk white granite sink with pull-out stainless-steel tap to kitchen
- Quartz worktops and upstands with a grey glass splashback
- Black touch control induction hob and extractor hob
- Black single oven and microwave combination oven and grill
- Black dishwasher and integrated pull out bins

BATHROOM FINISHES

- White sanitary ware with chrome fittings
- Chrome heated towel rail
- Illuminated wall mirror with shaver point
- Pasta blanca ceramic splashback wall tile

GENERAL INFORMATION

- Air Source Heat Pump
- Smoke detection system
- Manufacturers warranties to appliances
- Professional Consultant Certificate
- A service charge will exist for the maintenance of shared areas



First Floor
Approximate Floor Area
1,253 sq. ft
(116.40 sq. m)



Ground Floor
Approximate Floor Area
1,201 sq. ft
(111.60 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

North Wootton

A RELAXED VILLAGE CHARM WELL LOCATED FOR MARKET TOWNS

The popular leafy hamlet of North Wootton rests betwixt the historic port town of King's Lynn and the near coastal, royal retreat in Sandringham. In its day the now disused village railway station would once have been familiar to the Royal family, being less than 3 miles away across the River Babingley from Wolferton Station, which served the nearby Sandringham Estate.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



“A garden perfect to unwind in and feel at one with the rural location.”



SERVICES CONNECTED

Mains water, electricity, drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.


LOCATION

What3words: ///fend.organist.forms

AGENT'S NOTE

Some internal and external images have been virtually staged and are for representative purposes.

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 Estate Agents Limited is a company registered in England and Wales,
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL