



THE STORY OF

47 Sandy Lane

South Wootton, Norfolk

SOWERBYS



THE STORY OF

47 Sandy Lane

South Wootton, Norfolk
PE30 3NY

Tranquil Woodland Views

Desirable Village Location

Spacious Living Room

Modern Kitchen

Practical Shower Room

Single Garage

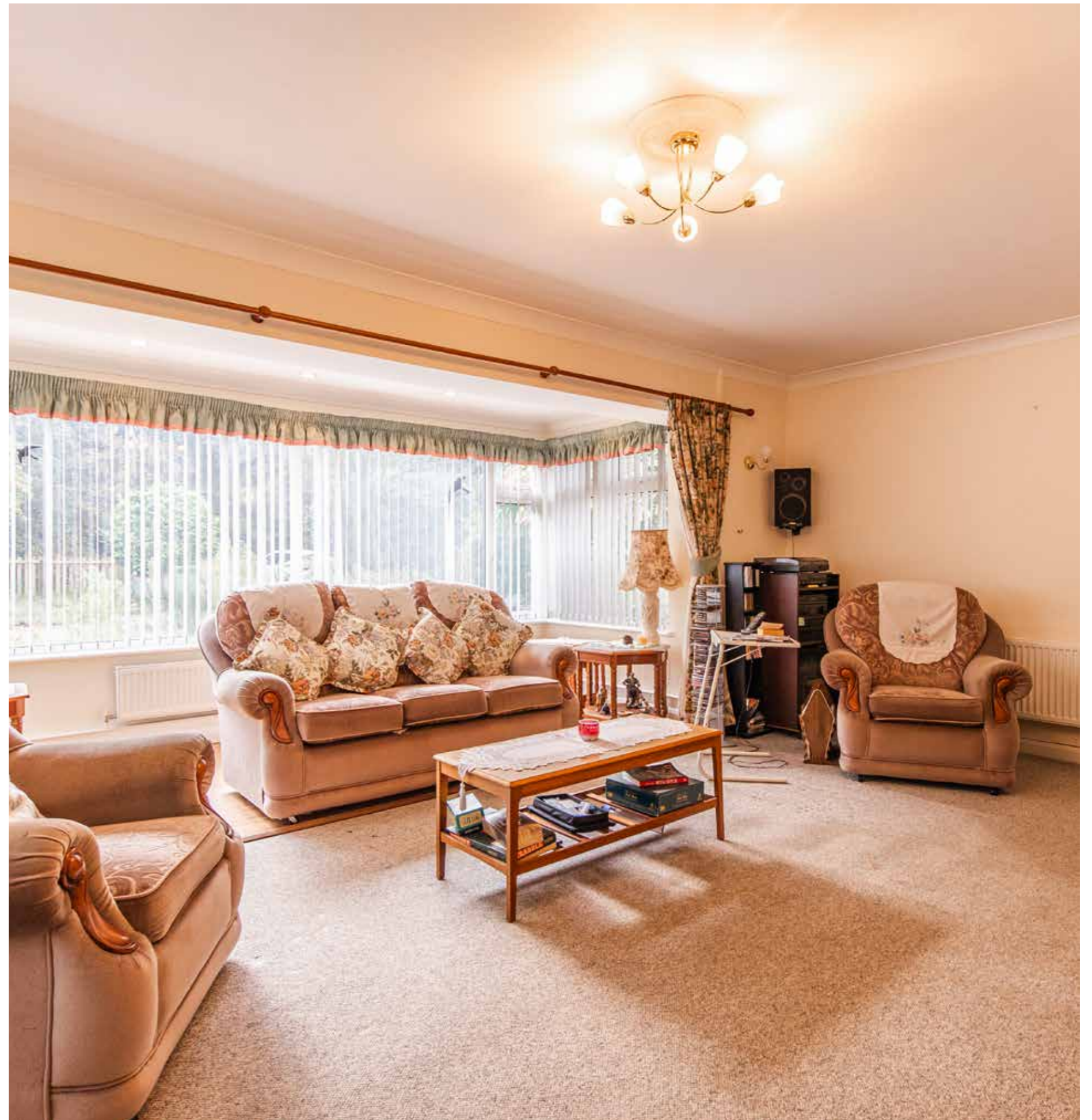
Generous Garden Space

Ideal Commuter Links

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Tucked away on a quiet road with serene woodland views to the front, this charming bungalow in the highly desirable village of South Wootton offers a peaceful retreat from the bustle of modern life. Just on the fringes of the historic port and market town of King's Lynn, this home combines the tranquillity of countryside living with the convenience of excellent commuter links and local amenities.

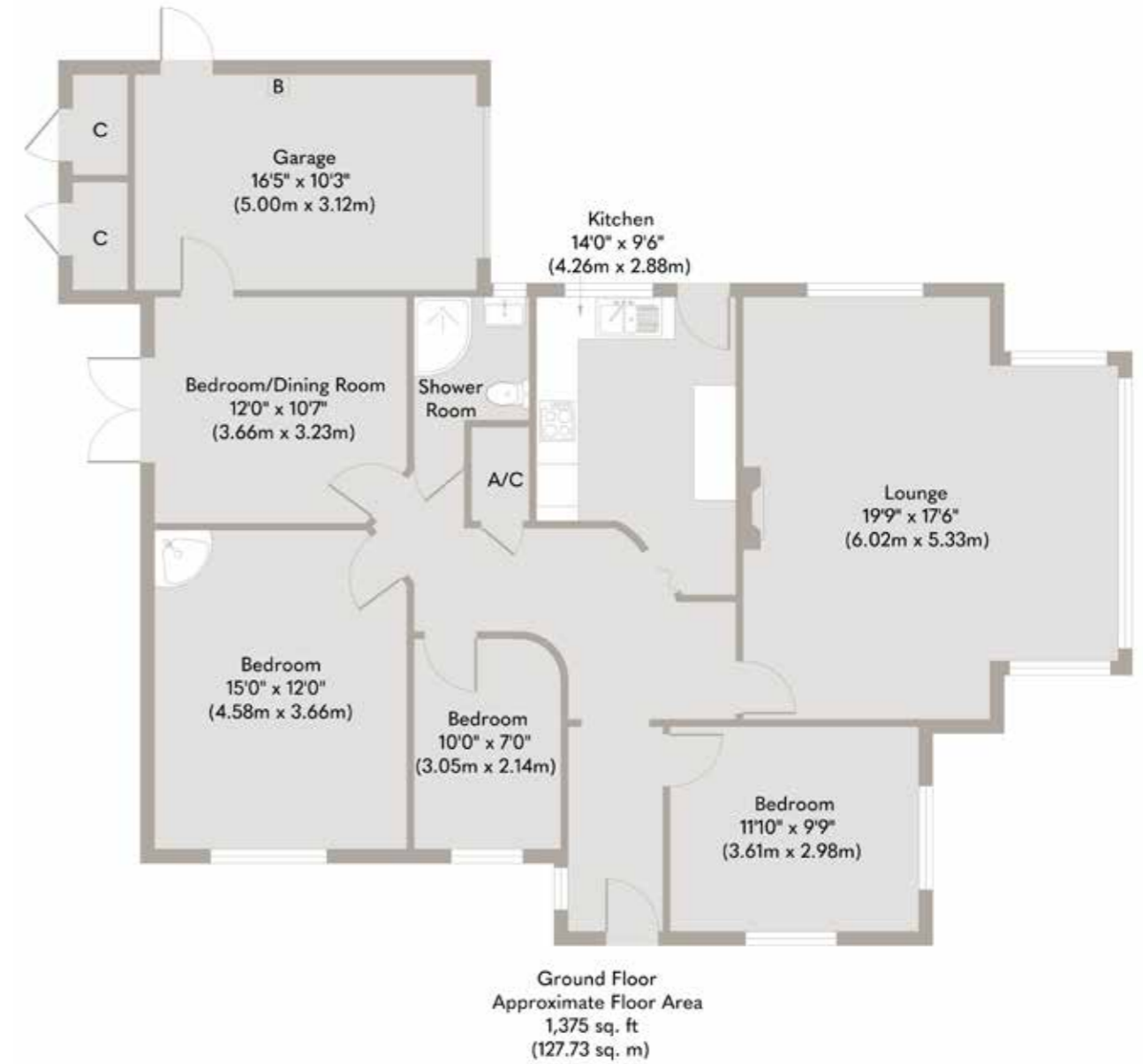
Stepping inside, you'll find a warm and inviting layout, with a generous living room that captures beautiful views of the front garden and the woodland beyond. This is a space perfect for unwinding after a busy day, with large windows bringing in natural light. The bungalow offers two spacious double bedrooms, a cosy single bedroom, and a versatile dining room that could easily be transformed into a fourth bedroom to suit your family's needs.

The kitchen provides a modern touch having been more recently refurbished, while other areas of the home present an opportunity for personalisation and updating to make it truly yours. A practical shower room serves the home, adding convenience and functionality, while the single garage offers additional storage space or parking.

The garden is a true highlight, providing a generous outdoor space to enjoy year-round. Whether it's a summer barbecue with friends or a quiet afternoon spent gardening, this outdoor haven adds to the home's appeal as a peaceful escape.

Embrace the opportunity to make this home your own, and enjoy the unique lifestyle that awaits in this sought-after village.





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 2024 | www.houseviz.com

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 the Vendor



“Set in the heart of South Wootton, this bungalow offers a lifestyle that balances rural charm with modern convenience.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 2410-2119-0512-7512-1971

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: ///carpets.automatic.entrust

AGENT'S NOTE

There is an easement in place for the electric infrastructure located on the property. One of the potential bedrooms has a door leading to the garage, this door would need to be blocked up before using as a bedroom.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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

