



THE STORY OF

# 1 Stody Drive

*South Wootton, Norfolk*

SOWERBYS



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South Wootton, King's Lynn, Norfolk  
PE30 3UQ

Fully Refurbished Three Bedroom Bungalow

Open-Plan Kitchen/Dining/Family Room

Contemporary Kitchen with Breakfast Bar

Principal Bedroom with Dressing  
Room and En-Suite

Two Further Double Bedrooms

Family Bathroom and Additional En-Suite

Outbuilding Ideal for Office or Gym

Oak-Framed Car Port and Low-  
Maintenance Gardens

Available with No Onward Chain

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SOWERBYS KING'S LYNN OFFICE  
01553 766741  
kingslynn@sowerbys.com



**S**et quietly within a well-connected village setting, this beautiful home is designed for modern living, offering a lifestyle of ease, flexibility and understated luxury.

A welcoming entrance hall unfolds into a superb open-plan kitchen and family room, where everyday living and entertaining come together effortlessly. The kitchen is sleek and contemporary, with a stylish breakfast bar return that subtly defines the space. Whether enjoying a quiet morning coffee or hosting friends, this is a room that adapts beautifully to every occasion. Wide doors open directly onto an oak-framed, covered patio, extending the living space into the garden throughout the seasons.

The bungalow offers three generous double bedrooms and a beautifully appointed bathroom. Bedroom two benefits from an en-suite shower room, and the impressive principal bedroom offers a retreat within the home. Accessed via a walk-through dressing room, it also enjoys its own en-suite and french doors opening to the garden – a lovely way to start the day or unwind in the evening.

The low-maintenance gardens wrap neatly around the property. A brick outbuilding offers versatility, currently ideal as a home office or gym, yet easily reverted back to a single garage if required. An oak-framed car port provides sheltered parking and access directly into the main living area. To the rear of the outbuilding an oak-framed seating area is a sheltered spot, perfect for summer barbecues and relaxed evenings with friends.

Practical and flexible, this home lends itself to multigenerational living, downsizers seeking space without compromise, or families wanting single-storey living close to amenities. With local shops, services and transport links within easy reach, the home that balances tranquillity with convenience in a setting that feels both connected and comfortably removed from the rush of everyday life.



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



“...defined spaces make it effortless to unwind, entertain or simply soak up the sun.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 5100-1020-0922-2502-3653

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: ///lakes.walked.workflow

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

