



Introducing
Castle Rising Road, South Wootton

SOWERBYS

Welcome to your dream home in South Wootton! This charming four-bedroom detached bungalow offers a truly enviable living experience in one of the most sought-after locations. Boasting a large mature garden, complete with a dedicated gardener included in the rent, and ample off-road parking, this property offers both tranquillity and convenience.

Upon entering, you are greeted by the generous proportions of the living space, which is characterized by an abundance of natural light and a seamless flow throughout. The spacious layout provides the perfect space for creating a warm and inviting atmosphere, ideal for entertaining friends and family or simply relaxing.

The four bedrooms within this property are all generously sized, benefitting from built in storage and the principal bedrooms overlooking the beautiful garden to the front.

The heart of this home is the modern fitted kitchen, equipped with integrated appliances. Stylish and functional, this kitchen provides ample space for versatile use and social gatherings alike.

Outside, the large mature garden is a sanctuary of tranquillity, with a dedicated gardener included in the rent, you can rest assured that the garden will always be maintained to the highest standards, allowing you to simply sit back and appreciate its beauty.

In addition to the stunning garden, ample off-road parking providing both convenience and peace of mind. This four-bedroom detached bungalow in South Wootton is a rare find, don't miss the opportunity to make this exceptional property your new home.

SOUTH WOOTTON

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.

AGENT'S NOTE

Garage is for storage only, this has been adapted to include a workshop area within the garage, meaning cars will no longer fit in the garage itself.

Gardener included in the rent, to attend twice per in season
Integrated small fridge, electric oven, electric hob and microwave (landlord will not maintain nor replace)

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

COUNCIL TAX

Band E.

LOCATION

What3words: ///dignify.diamond.familiar



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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