



THE STORY OF

# 9 Mount Park Close

*Middleton, Norfolk*

**SOWERBYS**

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THE STORY OF

# 9 Mount Park Close

Middleton, King's Lynn,  
PE32 1YA

Substantial Detached Family Home

Five Bedrooms, Two Bathrooms

Beautifully Presented Throughout

Superb Kitchen/Family Room

Well-Kept, Enclosed Rear Garden

Double Garage and Off Road Parking

Three Phase Electricity for Electric Car Charging

Field Views to Front and Rear

Quiet Location

SOWERBYS KING'S LYNN OFFICE

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“The perfect family home.”

A beautifully presented five bedroom family home, in a cul-de-sac location in the highly regarded village of Middleton. Our vendors have been here for over ten years and have absolutely loved the quiet location, field views to front and rear, the friendly neighbourhood, but most importantly the versatility of their home. With plans to move on, it is a chance for a new owner to enjoy these wonderful features of this property as much as they have.

The front porch gives access to a grand reception hall from which all rooms can be accessed. The sitting room is of a great size, the dual aspect windows allow plenty of natural light to flood the room and the patio doors will lead you to a good size conservatory. There is also a gas fireplace, which adds a great sense of cosiness and comfort – particularly during the cold winter days.



The kitchen/family room has benefited from a huge transformation, as the current owners have merged the former kitchen and diner, creating one spacious room. With a range of base and wall units, granite worktops, built-in appliances, and a must-have breakfast bar this is a beautiful kitchen. There is also electric underfloor heating, a built in sound system, and many more highlights that make this sociable space the hub of this immaculately presented family home. There is also access to a good size utility room, which again benefits from electric

“We love watching movies all together on the projector in the kitchen/family room.”

underfloor heating, and a WC completes the ground floor space.

Upstairs, the landing gives access to five bedrooms and the family bathroom. Most of the bedrooms benefit from built-in wardrobes and the principal bedroom also benefits from having its own en-suite shower room. Our vendors have transformed bedroom five into a great study with elevated views over the garden and far-reaching fields.

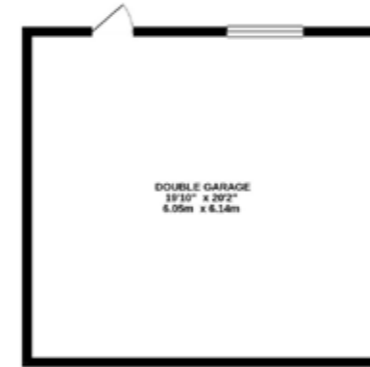




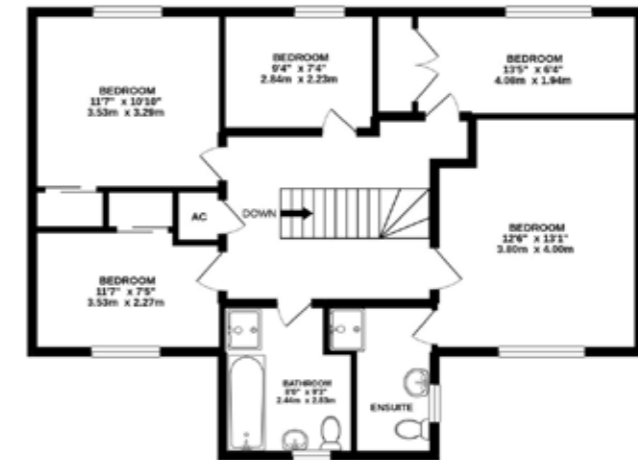
The outside space is of low maintenance and of excellent proportions. The driveway gives access to the double garage, provides an ample amount of parking, and three phase electricity is available for charging electric cars. There is a good sized patio area, and a beautifully landscaped lawn with mature trees and shrubs adding a sense of tranquillity. The rear garden is very child and pet friendly, being completely enclosed, and the current owners have created many happy memories with their young ones here.



GROUND FLOOR  
1416 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



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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ALL THE REASONS

# Middleton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant

and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

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.



Note from the Vendor



Bawsey

"We love to visit Bawsey and Leziate for beautiful views, long walks and family time."

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and LPG.  
Telephone, satellite and broadband connected.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 8839-5424-5000-0068-5206

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.

## AGENT'S NOTE

All windows and doors were replaced in 2017, with the exception of the conservatory.

The images used for marketing were taken in 2021 and 2023.

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



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