

SOWERBYS

Norfolk Property Specialists



Blencathra

Wormegay Road, Blackborough End, Norfolk, PE32 1SG

Guide Price £550,000–£580,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



BLENCATHRA

Blencantra is a superb three/four bedroom modern build, finished to a high standard, offering versatile living space and providing some of the most wonderful views over far reaching Norfolk fields. Our vendors purchased the property as a small bungalow and have created a stunning family home. With underfloor heating throughout the ground floor, an open plan kitchen/diner, a sizeable sitting room, three/four bedrooms, en-suite to the main bedroom, a superbly appointed garden and plenty of off-street parking, this property has a lot to offer and must be seen to be fully appreciated.

From the moment you arrive at the property you will realise that this home is something special. The gates give access to a private drive leading up to the recently added double carport and the property itself. A great sense of space greets you as you open the front door into the spacious reception hall, and from here there is access to the sitting room, the kitchen and the study/bedroom four. To the right a set of french doors open to the sitting room which is flooded with natural light due to the dual aspect windows, is spacious and enjoys superb elevated views, making this a wonderful space in which to relax. The same sense of space is carried through to the open plan kitchen/diner. Again, with french doors off the hall and bi-fold doors to the rear garden, this room certainly takes centre stage. Everything here is bespoke with a stylish and contemporary feel to it. The kitchen comprises a comprehensive range of base units topped with oak worksurfaces, a belfast sink, wine cooler, Rangemaster cooker, American style fridge/freezer and a fantastic kitchen island with a breakfast bar. This room has been designed for entertaining, the bi-fold doors to the patio area coupled with the windows to front create a sense of space and it can easily accommodate a large crowd of people. From the kitchen a door leads to a must have utility room with further access to the rear garden. Completing the ground floor space is a study/bedroom and a WC.

Upstairs, the landing gives access to three further double bedrooms and the well appointed family bathroom, with two of the bedrooms equally suited for use as the principal. Whether you choose the larger room with Juliet style balcony and stunning views, or the lovely room to the south with roof windows and an en-suite shower room, you will not be disappointed!

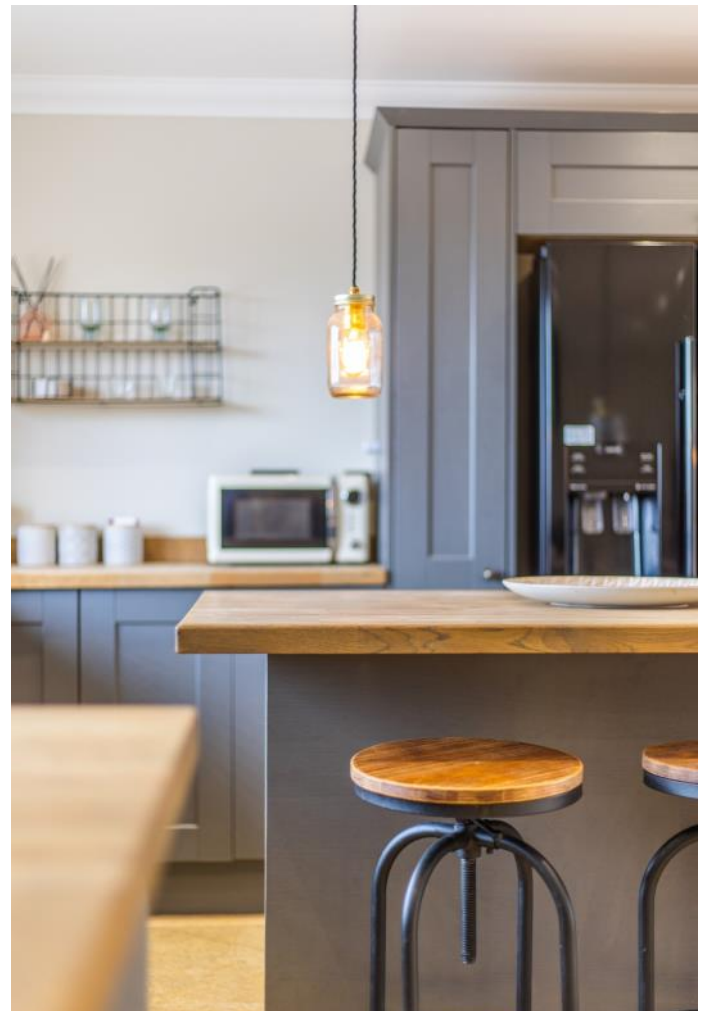
The outside space really wows - whilst being cleverly designed to require little maintenance. To the front there is ample parking space for several vehicles, with a recently constructed double carport providing parking space and storage. A lawned area softens the look and complements the property's striking appearance. The rear garden has had a great deal of work carried out, having undergone a complete transformation to create a child friendly space. Immediately to the rear of the property and accessed through bi-fold doors from the dining space is a sheltered patio area, ideal for a morning coffee, with steps leading up to the expansive decked area which enjoys a sunny aspect throughout the day. There is a large lawned area flanked by a sleeper wall and raised bed planted with shrubs, creating an attractive space whilst being ideal for children to play.

Cleverly thought out, inside and out, this property is ideal for those who like to entertain, whilst being the perfect family home.



KEY FEATURES

- Stunning Three/Four Bedroom Family Home
- Fabulous Open Plan Kitchen/Dining Room Opening to the Garden
- Spacious Dual Aspect Sitting Room
- Wide and Welcoming Entrance Hall
- Juliet Balcony with Wonderful Views
- Beautifully Presented Throughout
- Utility Room and Ground Floor WC
- Double Car Port and Generous Parking Space
- Low Maintenance Lawned Garden with Patio and Decked Seating Areas





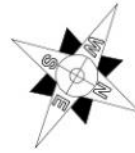
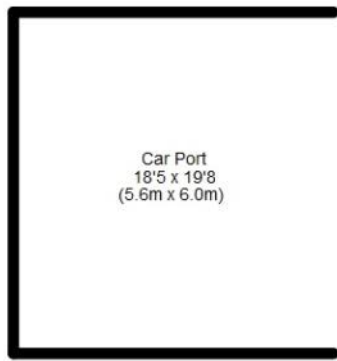




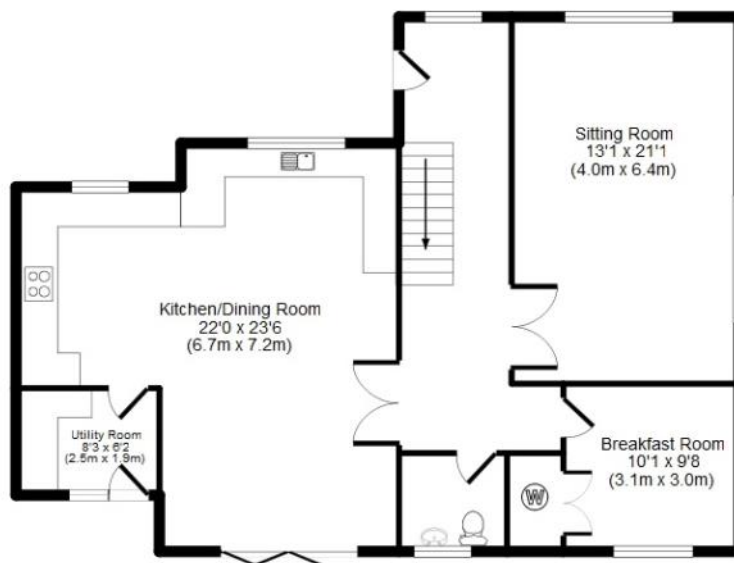




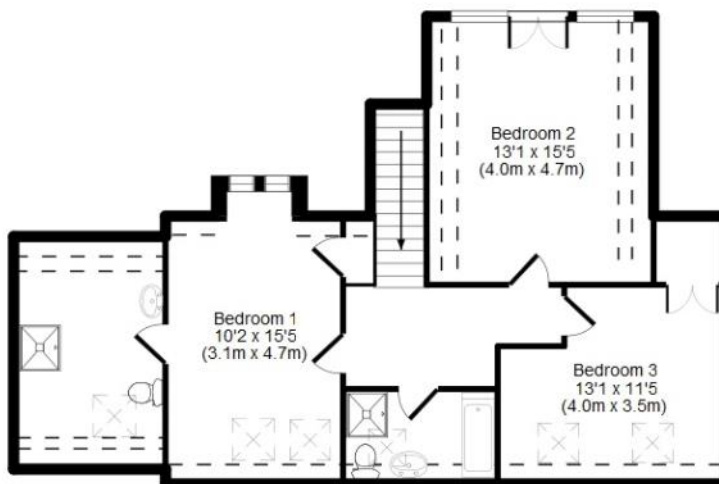




Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA: 1873 sq. ft / 174 sq. m
DASHED LINE DENOTES RESTRICTED HEADHEIGHT

BLACKBOROUGH END

Blackborough End is a few miles east of King's Lynn, which has good schools, the Queen Elizabeth Hospital, and many out-of-town shops as well as the redeveloped Vancouver Shopping Centre. King's Lynn has a direct link to London King's Cross (approx. 1 hr 50 mins). For the golfers, there are challenging courses at King's Lynn and Middleton and slightly further away are the links courses of Hunstanton and the Royal West Norfolk at Brancaster.

SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating system.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.
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.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
01553 766741 • kingslynn@sowerbys.com



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.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL