



7 Lucky Lane
Walpole St Andrew | Wisbech | PE14 7NX

FINE & COUNTRY

TAILORED TO PERFECTION



In a quiet location with the Norfolk coast about a half hour drive, a brand new, executive home of the highest calibre stands on the edge of two villages close to the Norfolk and Cambridgeshire border. Beautifully designed and styled with spectacular interiors including three spacious bedrooms, all with well-appointed en suites, and far reaching farmland views combine to make this a very desirable property.







- A superb brand new built Executive Family Home built to a high specification
- Flexible accommodation designed for multi – generational living
- Entrance Hall, ground floor Master Suite, Kitchen, Sitting Room & Utility
- Two further first floor Bedrooms (both with en-suites)
- Off Road Parking, Double Garage and Gardens
- Total Accommodation extends to 2901 sq.ft
- Energy Rating B

High Quality Throughout

Approached up a private lane that leads to only a few, newly-built homes, not only is there is an immediate feeling of light from the double-height glazing as you enter the hall but also evidence of the high quality materials with a beautiful, oak, herringbone-pattern floor, solid oak, panelled, internal doors and bespoke, handcrafted, oak staircase with decorative wrought iron spindles, turning up to a galleried landing. Underfloor heating supplied by a very economical system - air source heat pump – is throughout the downstairs, with radiators upstairs. There is air conditioning to all the bedrooms and the main reception room.



Very Spacious Master Bedroom Suite

On the right, you find the superb master bedroom suite with a continuation of the herringbone floor. A very spacious bedroom, it has doors opening onto the garden to the east, and an archway that leads you into another lovely room with vaulted ceiling and trio of floor to ceiling windows, rooflights above, which could either be a dressing room, a private study or sitting room, or for a combination of uses. The stylish en suite is surrounded by porcelain tiles to dado height, look-alike timber tiles underfoot, a large walk-in shower at one end and a slipper roll-top bath with ball-and-claw feet at the other. The rounded sink unit is topped with marble. All sanitaryware in the property is Laura Ashley. Returning to the hall, you find a downstairs lavatory with long run of units clad in marble on top of which sits a circular sink.

Awaiting a Fitted Kitchen

On the left of the entrance hall, a door opens into the almost six metre square kitchen. Currently laid with traditional style tiling underfoot, the room awaits installation of the new owners' fitted kitchen with electric cabling and plumbing ready to be connected. A dual aspect room, a wide corner window faces south whilst French doors lead onto the side of the property. There is an enviable walk-in pantry and a separate utility with access to outside and to the adjoining double garage. This is fitted with a well insulated, electrically operated door and radiators in case of use as a workshop or to house pets, for instance. Loft space is above.

Spectacular Vaulted Ceiling and Oak Trusses

Perhaps the most spectacular space of all is the main reception room which has a huge, exposed brick, double-sided fireplace ready with a flue to take the new owners' log-burner, and vaulted ceiling at one end displaying oak trusses. Flooring is solid oak boards with a limed finish and light floods into the space with a wall of glazing at the far end and a set of bi-fold doors opening onto the garden to the southeast.

Field and Church Views

Upstairs, the dramatic walkway-style landing with its decorative railings, is light and airy with far reaching views across fields to the front, whilst underfoot are more herringbone oak tiles. The two bedrooms at either end await the new owners' carpet, each with sloping ceilings and en suites. The larger one is fitted with a contemporary slipper bath and a separate shower, the other with a shower. As before, the quality of materials and finish is top notch. The bedroom windows at the back enjoy lovely views across the fields to Walpole St. Peter's church tower. Access to the loft is from one of the bedrooms.

Private, Secure Garden

High quality materials have been employed with 'old farmhouse' bricks in motley hues, under slate rooves, the double-glazed Upvc window and door frames a soft muted 'eau de nil' shade on the exterior. Herringbone block-paving is laid directly to the front of the property, whilst down the sides and round the back a patchwork of Indian sandstone creates an expanse of patio accessed from the main reception room and the







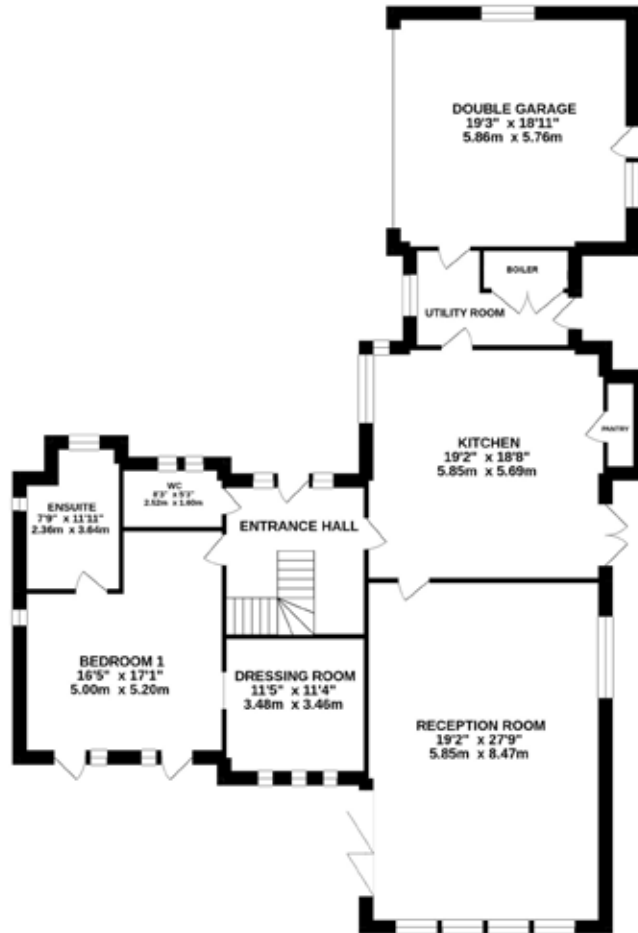




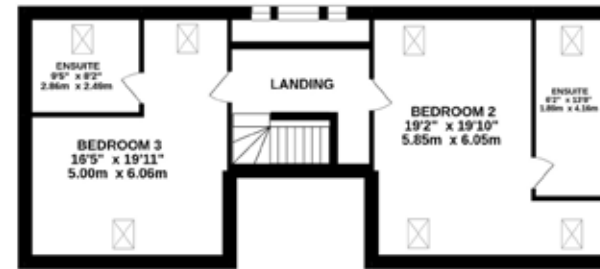




GROUND FLOOR
2045 sq.ft. (190.0 sq.m.) approx.



1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA: 2901 sq.ft. (269.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





the master bedroom. A tranquil and private spot, not overlooked, it is surrounded by timber fencing so secure for young children and dogs. There are CCTV security cameras installed around the property as well as an alarm system.

Quiet but Handy Location

The property lies between two adjoining villages – Walpole St. Andrew and Walpole St. Peter. The local primary school, Anthony Curton, is rated Good by Ofsted, and the church of Walpole St. Peter is one of Prince Charles's favourites. Samuel's Farm Shop & Butcher's is very handy about a 3 minute drive up the road, otherwise the location is excellent if wishing some peace and quiet. However, it is within easy reach of the A17 and the A47 whether wanting to catch a direct train to London from historic King's Lynn 10 miles away (or Watlington, a 10 minute drive), walk in the woods on the royal Sandringham estate, visit the sandy beaches along the Norfolk coast or indeed, the county town of Norwich. In the other direction, the attractive Georgian market town of Wisbech is less than ten minutes' away, with the highly sought after Wisbech Grammar School, an abundance of supermarkets, sports facilities, cinemas and retail stores. Further afield, the city of Peterborough and the A1 is about a 40 minute drive.



Directions...

Once in the village of Walpole St. Andrew head to Police Lance and Lucky Lane is a new road found on the right hand side if coming from the direction of the A47. For those using satellite navigation the postcode is PE14 7NX

Services..

Air Source Heat Pump, Underfloor, Electric
Kings Lynn and West Norfolk Borough Council
The property is Freehold

Agents note: Buyers are advised that the property is not completed and a kitchen needs to be installed at the buyers expense.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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