



S



THE STORY OF

Omega
Ashwicken, Norfolk

SOWERBYS

S

THE STORY OF

Omega

63 East Winch Road, Ashwicken, Norfolk
PE32 1NA



Four Bedroom Family Home

No Upward Chain

Spacious and Bright Garden Room

Shared En-Suite Bathroom and Two Further En-Suites

Sitting Room with a Fireplace

Study and Utility Room

Triple Garage, Carport and Off-Road Parking

Stunning Walks Nearby

Short Drive to the Norfolk Coast and Sandringham Estate

Half Acre Plot (STMS)



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“It’s like a permanent holiday after moving here from North Lancashire...”

What a journey this property has endured over the years. Having been improved and extended by the current owners to adapt to a particular life style - they re-modelled this home to create large rooms throughout replicating a former residence.

As you enter the gravel drive and approach Omega, it appears quite unassuming. A spacious reception hall welcomes you into the home, and soon displays the surprising splendour of

what’s to come with this bright and well proportioned property.

The layout has been considered very well, and during the modernising the owners cleverly divided the property in to two halves. In one of the halves, there are two generous bedrooms, both en-suite, and the principal bedroom that benefits from built in wardrobes and access door to the rear garden. Two further good size bedrooms, with a shared en-suite, are available on the first floor.



In the other half, one is spoilt for choice of reception areas, ranging from the living room to a separate study and garden room, that then provides easy access to the kitchen/breakfast room. The garden room is a particularly enjoyed space offering views of the private garden and wildlife beyond.

“The garden room is the perfect spot to sit and watch wildlife in the garden.”





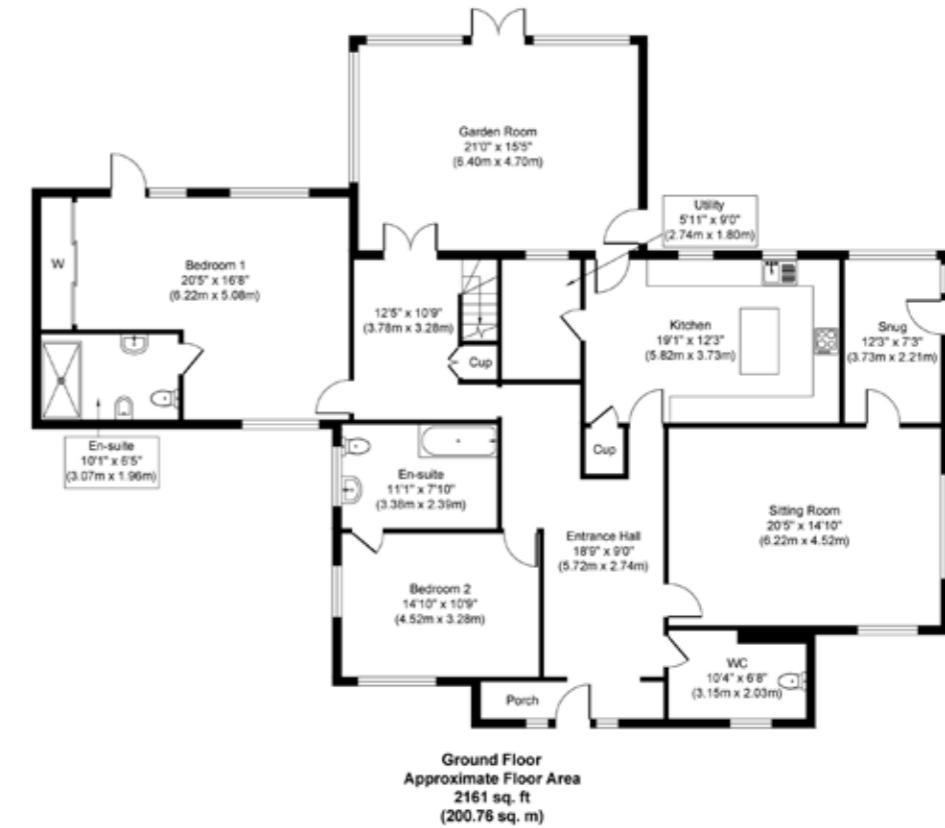
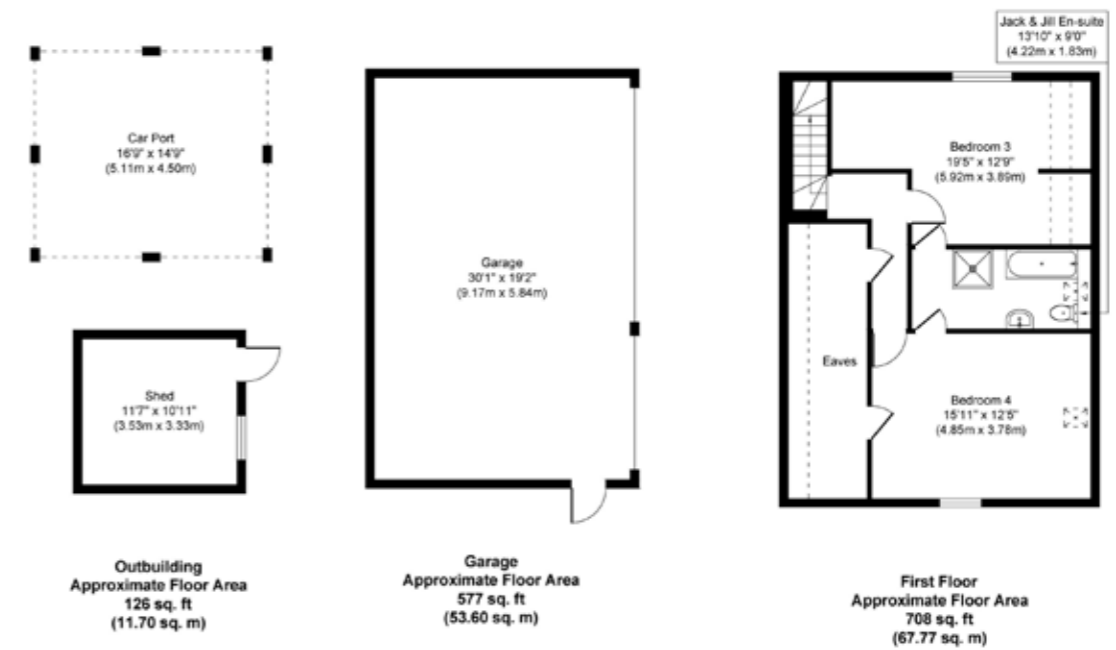
Omega benefits from a good sized plot, and the current owners have taken advantage of this space by constructing a three bay garage and carport. As classic car enthusiasts, moving to Norfolk has been the perfect place to enjoy cruising along the Norfolk coast and Sandringham estate while living here.



A peaceful garden with a large patio area, a covered hot tub, summerhouse and a greenhouse for those keen gardeners, there is certainly plenty to occupy oneself with outside.



A well-loved family home for many years in a highly desirable road, now being offered for sale with no upward chain.



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.

ALL THE REASONS

Ashwicken

IN NORFOLK
IS THE PLACE TO CALL HOME



Ashwicken is a quiet village about three miles from King's Lynn and has a 14th century church. King's Lynn

has good schools, the Queen Elizabeth II Hospital and a good range of out-of-town shops, as well as the newly redeveloped Vancouver Shopping Centre. There is a direct main line rail link to London King's Cross (approx 1 hour 40 mins) and the City of London by changing at Cambridge for

Liverpool Street (approx 2 hours and 13 mins).

There are many scenic walking routes around the lakes in Leziate. A short drive away is the Sandringham Estate with the house, the gardens and woodland walks. Slightly further away is the north west Norfolk coast with its beautiful cliffs and beaches. For the golfer there are courses at King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.



Note from the Vendor



Outside The Hoste Arms, Burnham Market

“For classic car enthusiasts Sandringham and north Norfolk are wonderful.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Ground source central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 6732-4723-8100-0383-8226

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL