



TWO ACRES,
MIDDLETON PE32 1YF

BROWN & CO

TWO ACRES, MIDDLETON PE32 1YF

- Substantial Detached Dwelling, 218m²/2343sqft Subject to Survey
- Four Bedroom Detached Executive Home
- Three Reception Rooms; Sitting Room, Dining Room and Study
- Kitchen Breakfast Room and Utility Room
- Discrete Lift to First Floor, Ideal for Elderly or Less Aabled
- Two En-Suites
- Large Plot, Approx. 0.4 acres (Subject to Survey)
- Triple Garage and Large Driveway
- Easy Access to Mainline Station for Cambridge and London and Ely



INTRODUCTION

Brown & Co offers a substantial dwelling in Middleton, a small village located off the A47 close to King's Lynn. The property occupies a large, private plot and has rear view over Middleton Golf Club from the first floor. The house has a number of benefits and was constructed by the builder as his home as part of a small executive development of just four dwellings, this being the largest plot.

LOCATION

Middleton is a small village four miles East of the centre of King's Lynn. The village is served by a shop and post office as well as a junior school. It is home to Middleton Golf Club, of which this property has views over and also a superb Steak House and bar, called Middletons. The close proximity of the A47 means that routes into and out of Norfolk are easy with Cambridge, Norwich and Peterborough all less than an hours drive. Middleton has easy to two mainline stations to Ely, Cambridge and London. King's Lynn has all the amenities one expects from a large town including a varied shopping centre, supermarkets, schools, hospital and gyms.

THE PROPERTY

Outside there is a large driveway set with brick-weave and walled which gives access to an attractive triple garage, one of which that has a car inspection pit. Mounted on the rear of the garage are 15 PV panels that feed into the grid that provide the property with income throughout the year. The surrounding garden and plot measures approximately 0.4 acres, subject to measured survey, which includes a wonderful patio area with brick pergola and grape vine, retaining walls leading to a raised lawn surrounded by mature trees and shrubs all of which having complete privacy.

Inside, the house offers substantial family living over two floors. There is an entrance hallway with cloak cupboard which leads to a large, central reception hallway. From here the reception rooms, sitting room, dining room, study and kitchen can also be entered, as well as having a wc, here the owner has also installed a discrete lift to the first floor making the house perfect for those less abled or with elderly family, perfect for multi generation living. The sitting room has an open fire and leads to a large garden room conservatory. The kitchen also incorporates the breakfast room and has a utility room. Upstairs there are four double bedrooms, two of which have spacious en-suites, there is also a family bathroom all of which can be accessed by a central staircase which leads to the gallery landing.

COUNCIL TAX BAND

The property is in Council Tax Band G.

SERVICES

Mains water, drainage and electric are connected. Oil central heating. 15 PV Panels on feed-in tariff which we understand to have a transferable contract. None of these services or appliances have been tested by the agent.

AGENT'S NOTES

No onward chain. While the house has been well maintained by the current owner, there are some areas that would benefit from cosmetic updating and redecoration. Access via a right of way over a private drive.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

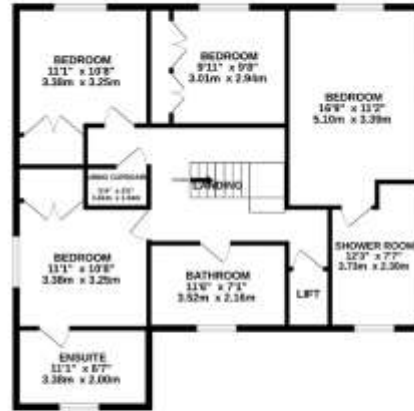
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GROUND FLOOR
1,365 sq. ft. (126.8 sq.m.) approx.



1ST FLOOR
977 sq. ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 2342 sq.ft. (217.6 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, variation or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplot 00022



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