



THE STORY OF

Birchwood

Middleton, Norfolk

SOWERBYS

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Birchwood

43 Hall Orchards, Middleton, Norfolk
PE32 1RY

Spacious Family Home

Generous Lounge with an Open Fireplace

Separate Dining Room with Access to the Conservatory

Four Double Bedrooms

Kitchen/Breakfast Room

Home Office

Secure Gated Parking and Double Garage

En-Suite to Main Bedroom

Fully Enclosed Garden

Sold with No Upward Chain

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“A peaceful, bright and spacious home - it’s so easy to live in.”

A happy family home for many years, Birchwood is now being offered for sale with no upward chain. If you are searching for a property with well-proportioned rooms, and generous outside space that’s not overlooked, this property certainly ticks all the boxes.

Making a statement from the outset, wrought iron gates greet you at the front of the property, this offers the homeowners privacy and a sense of security.



One enters the home through the front porch and into a spacious reception hall. This home boasts an impressively large sitting room with triple aspect windows and an open fireplace, a warm and welcoming space.

French doors guide you through to the formal dining room, a wonderful space to host dinner parties, and then retreat back to the living room to continue with an evening's entertainment.



“There are lovely views from the lounge, looking over the garden.”

The kitchen is well equipped, offering ample storage cupboards and easy access to the utility room.

If work requires you to work from home, this property will gladly appease that requirement with its own study.



Upstairs, the bright landing provides access to four double bedrooms and the family bathroom. The principal bedroom benefits not only from built in wardrobes but an en-suite facility.

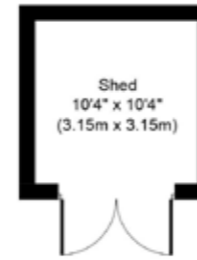
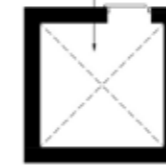


To the front of the property a gravel drive leads to the double garage, and provides ample parking for several vehicles. The rear garden, which is fully enclosed and private, is ideal for those who need a low maintenance plot to look after. With mature trees and shrubs alongside a lawn and a patio area – the outside is ideal for families of all sizes.

A well-proportioned family home, with huge potential is now ready for a new homeowner to write their own story and make it their forever home.

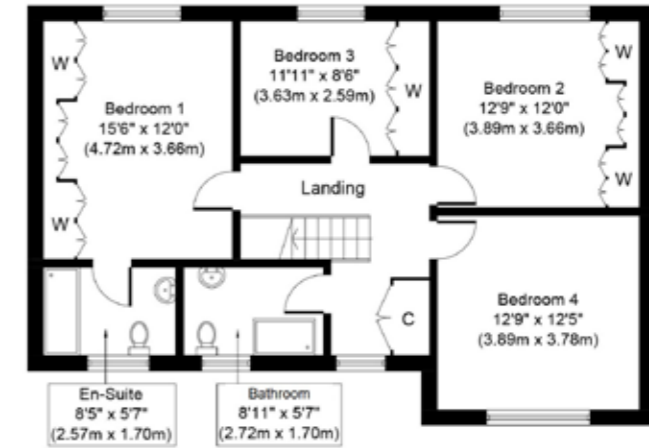


Green House
7'10" x 7'10"
(2.39m x 2.39m)

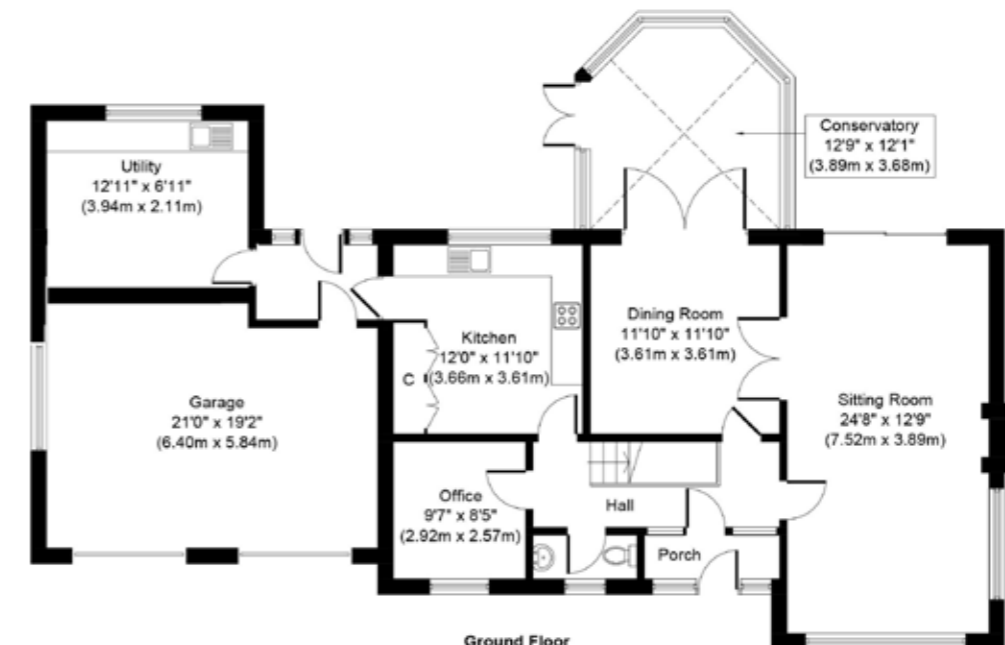


Shed
10'4" x 10'4"
(3.15m x 3.15m)

Outbuilding
Approximate Floor Area
169 Sq. ft.
(15.7 Sq. m.)
(Not Shown In Actual
Location / Orientation)



First Floor
Approximate Floor Area
843 Sq. ft.
(78.3 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1518 Sq. ft.
(141.0 Sq. m.)

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



Countryside close to Leziate

“It's a very peaceful area, Leziate is lovely to explore and there are excellent links to towns and other areas.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2000-0526-0422-1224-3123

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.

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SOWERBYS



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