



THE STORY OF

Gorsemoor

Ashwicken, Norfolk

SOWERBYS



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Gorsemoor

Ashwicken, Norfolk
PE32 1NA

Detached Six Double Bedroom Family Home

Outdoor Heated Swimming Pool

Three En-Suites and Bathroom

Open Plan Kitchen/Dining Room with Underfloor Heating

Two Sitting Rooms, One of Which
Benefits From a Log Burner

Separate Office

Ground Floor Bedroom

0.6 Acre Plot (STMS)

Electric Wrought Iron Gates

Sold with No Upward Chain

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“A spacious, contemporary and versatile home...”

Recently fully renovated, Gorsemoor prominently stands on this popular West Norfolk road. From the moment you enter the drive through the wrought iron electric gates, a true sense of luxury and space is immediately apparent.

Gorsemoor is pleasing in appearance, with neutral render and cladding, the dark grey windows enhance its contemporary architectural design.

On entering the property, a double height reception hall welcomes you - a room that is flooded with plenty of natural light, certainly staging what to experience throughout this home.

An open plan kitchen/diner is perfect for entertaining large gatherings, and merges well with the neighbouring sitting room. The log burner in this room creates a more intimate and cosy zone to relax in.





There is a further ground floor reception room, currently used as a home office, which would lend itself to a perfect games room. In addition, a useful ground floor bedroom with en-suite shower room will comfortably accommodate guests. Bedroom six can easily double as a gym, and completing the ground floor accommodation are a useful utility room and a cloakroom.

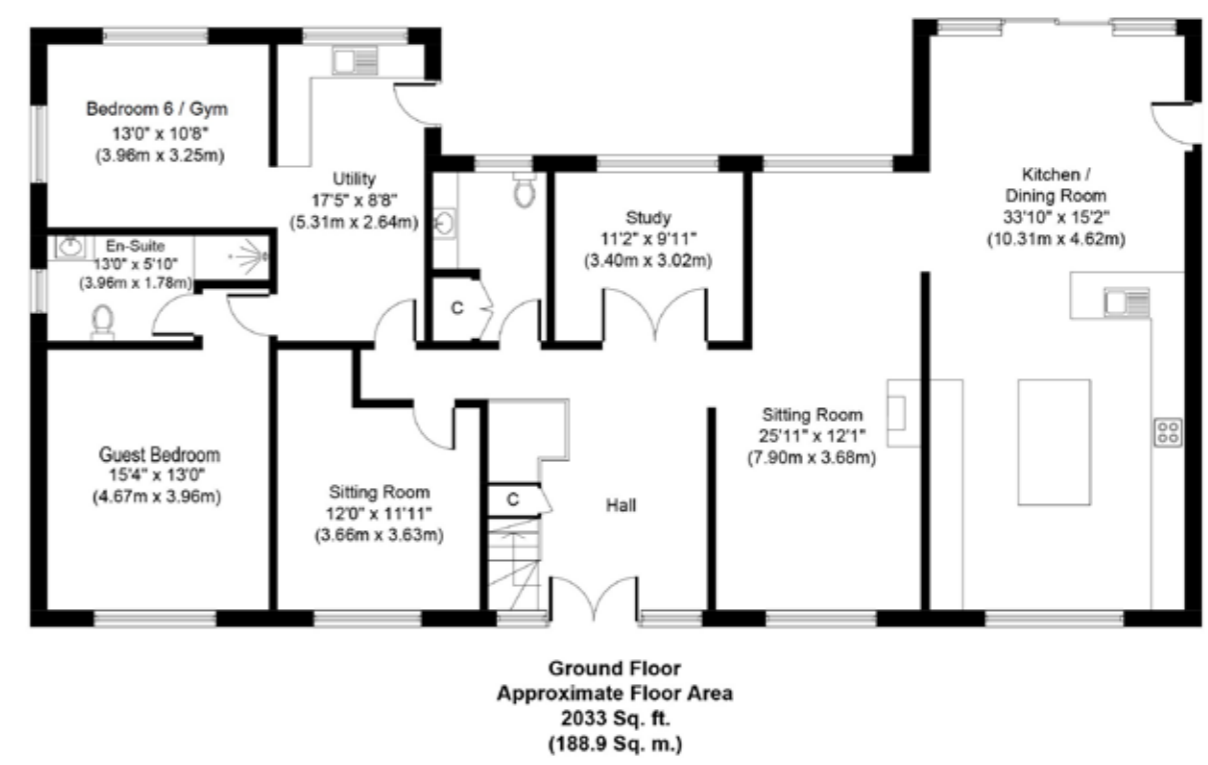
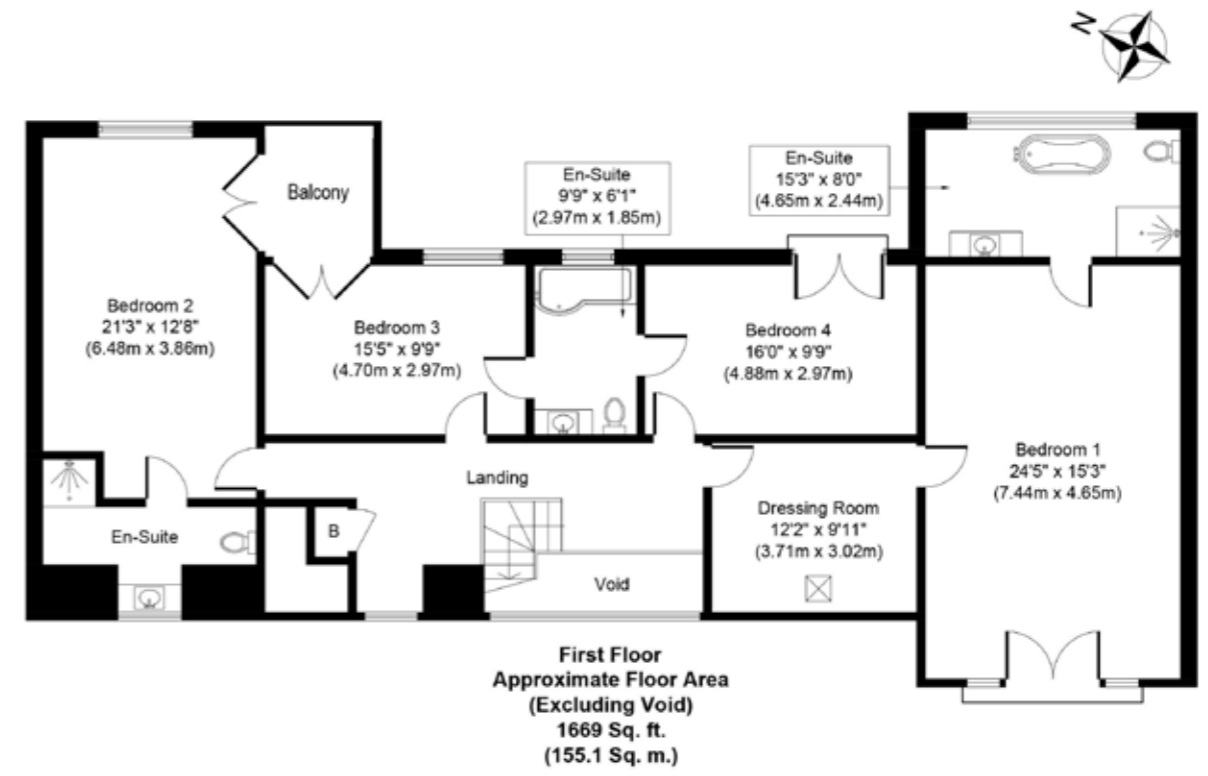
Ascending to the upper level the bright and spacious landing provides access to four double bedrooms, two en-suites and a further bathroom with access from the remaining two bedrooms. These are not your typically sized bedrooms – impressively, the principal bedroom measures 24ft, and the vaulted ceiling adds grandeur to this space.







“A calm and contemporary home, with so much space inside and out.”



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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The outside space has benefited from notable improvements too. At the front, the wrought iron electric gates allow this property to be private and not overlooked. The gravel driveway provides ample parking space for several vehicles.

The rear garden is well-established, with mature trees and shrubs, and with a desirable outlook to fields beyond. To complete the feel of what has to be the ultimate family fun home, there is a wonderfully positioned heated swimming pool, easily supervised through sliding doors from the open plan kitchen.

A touch of class: a forward-thinking design with bright and spacious rooms.



ALL THE REASONS

Ashwicken

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of

countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

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

Less than eight miles away, is this market town of King's Lynn. 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.

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.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from Sowerbys



Burnham Overy Staithe

“There are some great places to explore nearby - Sandringham and the north Norfolk coast are both within easy reach.”

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SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to the kitchen/dining room. The pool has air source heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0082-2866-6535-2000-2181

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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