



THE STORY OF

1 Harpers Court

Emneth, Norfolk

SOWERBYS

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1 Harpers Court

Emneth, Norfolk
PE14 8AU

Four Double Bedrooms

Two En-Suites

Multiple Reception Rooms

Exquisite Bespoke Fitted Kitchen

Games Room/Double Garage

Access to Local Amenities

Superbly Presented

Low Maintenance Outside Spaces

Village Location

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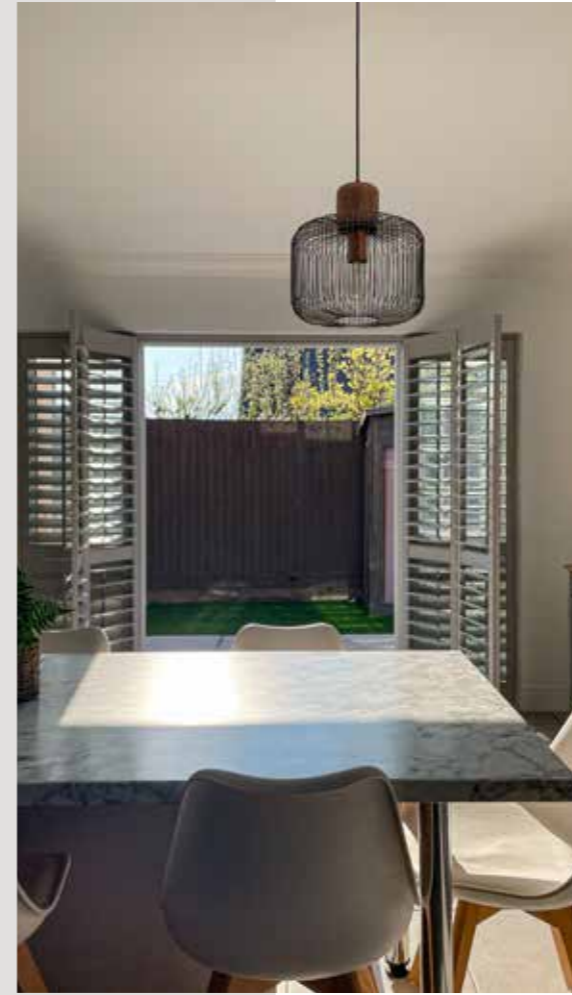
“The kitchen is filled with light all day. We spend a lot of time in here as a family...”

Owned from new, this superbly versatile modern property has been a family home to the current vendors for the past 16 years, providing a spacious and sociable place to watch the children grow in a friendly and picturesque Norfolk village, with an abundance of local amenities all within walking distance.

This home delivers a fantastic balance between open plan spaces and more intimate spots for quieter retreats from the vibrancy of day-to-day life. The impressive open plan kitchen/dining/family room, with a huge central island

unit and a snug area, is brilliantly complemented by a study/playroom which is great for home working or keeping the toys contained, and a separate living room for cosy evenings with a movie or good book.

The kitchen itself is cleverly laid out with an integrated dining table extending from the aforementioned kitchen island, creating a subtle divide between each of the areas. French doors offer easy access to the outside for year-round use and there is ample room for additional furniture for personalising this expanse of an entertainment area.



A central entrance hall gives plenty of room for guests to be welcomed as well as acting as a gentle buffer between the living spaces. A separate utility room with neighbouring WC is excellent for everyday use when venturing in and out of the garden as well as keeping the general workings of a busy household neatly tucked away.

The double garage is currently utilised as a games room creating yet more room for all manner of activities, come rain or shine.

“There’s plenty of space for the children to live and grow...”

Upstairs, the landing area reflects similar dimensions to the hallway below and acts in much the same way helping to create the sense of breathing space and privacy. Two double bedrooms have use of a family bathroom with separate bath and shower, whilst a third has its own en-suite shower room – ideal for visiting guests or a child wanting a little more independence.

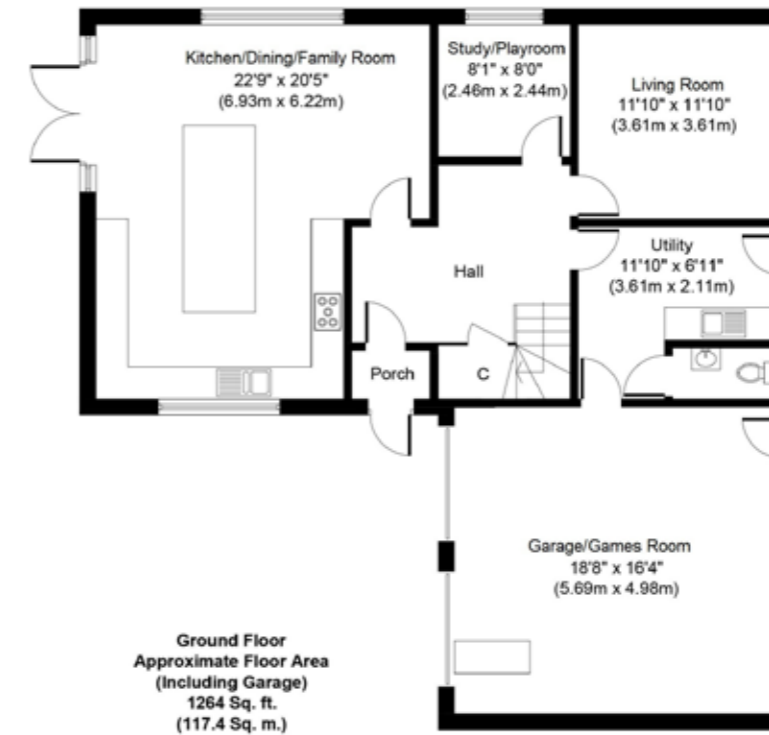
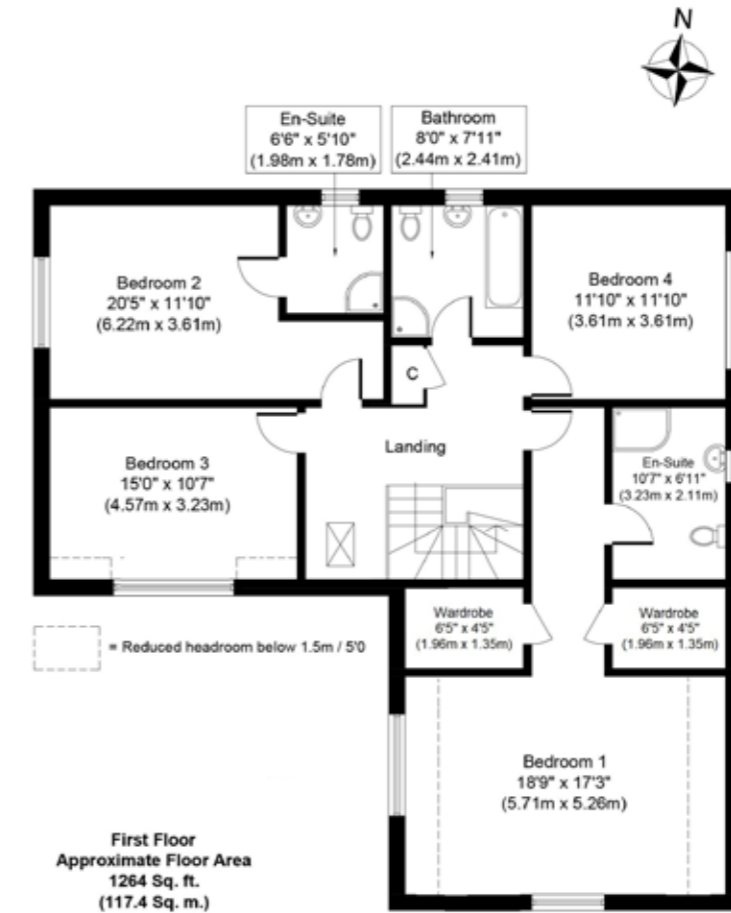
The principal suite is quite simply a luxurious escape, enjoying the use of its own en-suite shower room and dual walk in wardrobes for uncompromised indulgence.





Outside the garden is divided into two main areas connected by a walk way to the rear – each is set to low maintenance for year-round enjoyment without the extra commitment of time for grass cutting that could be spent exploring the delights of the beautiful surround countryside.

Whether it be taking a dog for a morning walk, hopping over to the local play park for the children to run off some steam or meeting a friend for coffee whilst popping out for some groceries, there is life and leisure right on the doorstep.



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



Emneth

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Emneth is located approximately four miles from Wisbech and 12 miles from King's Lynn. There is a school in the village, as well as being in the catchment area for Marshland High School. Other amenities include a shop, public house, playing field and the Church of St Edmund.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for

its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.



Note from the Vendor



Emneth, and neighbouring Wisbech (pictured) both have plenty of open spaces .

“Emneth is such a friendly village, it's been a wonderful place to watch my children grow up.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 6039-4828-9000-0080-8296

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.

LOCATION

What3words: ///tricks.impresses.olive

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SOWERBYS



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