



THE STORY OF

# Samara

*Ashwicken, Norfolk*

SOWERBYS

S

THE STORY OF

# Samara

Glosthorpe Manor, Ashwicken,  
King's Lynn, PE32 1NB

Detached Family Home

No Onward Chain

Open-Plan Kitchen/Dining Room

Separate Sitting Room with a Log Burner

Spacious Entrance Hall

Five Double Bedrooms with En-Suite  
to the Principal Bedroom

Generous Plot 0.4 Acre (STMS)

Ample Off Road Parking

Cul-De-Sac Location and Splendid Field Views to the Rear

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“A wonderfully bright and spacious family home.”

Samara is an individual, family home, attractively positioned on a substantial plot in a quiet setting called Glosthorpe Manor.

Considerable changes have been made during the past ten years, propelling this property into the 21st century.

What was originally an integral (rarely occupied) garage has now been incorporated in to the existing kitchen/dining room, creating an impressively large open-plan family room, perfect for entertaining. This is a wonderfully bright space where natural light floods in from

all orientations. A utility room is also conveniently located just off the kitchen, with access to the side.

A separate, triple aspect sitting room offers the ideal retreat to put your feet up in front of the log burner.

Upstairs, a wide gallery landing comfortably provides access to all five double bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. Particularly impressive views over far-reaching fields can be enjoyed from the rear bedrooms.



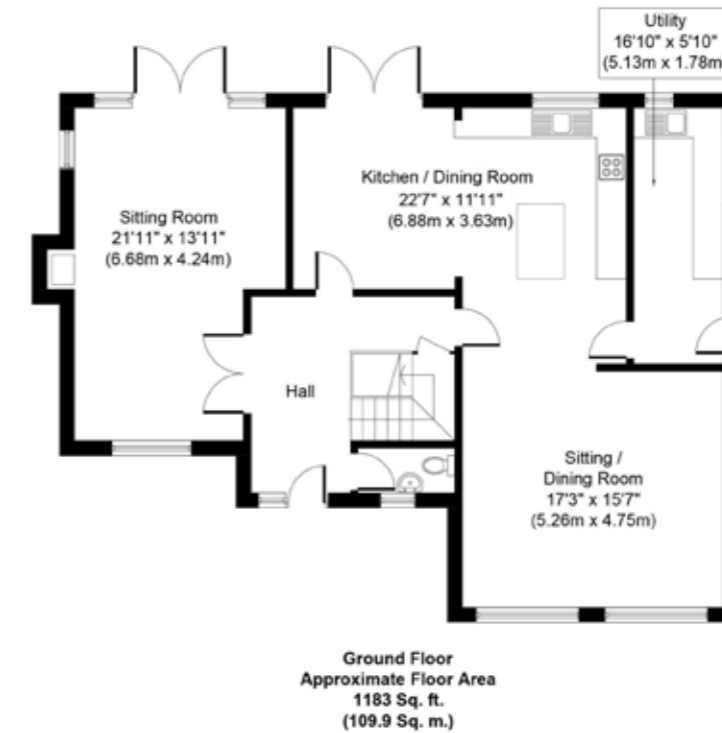
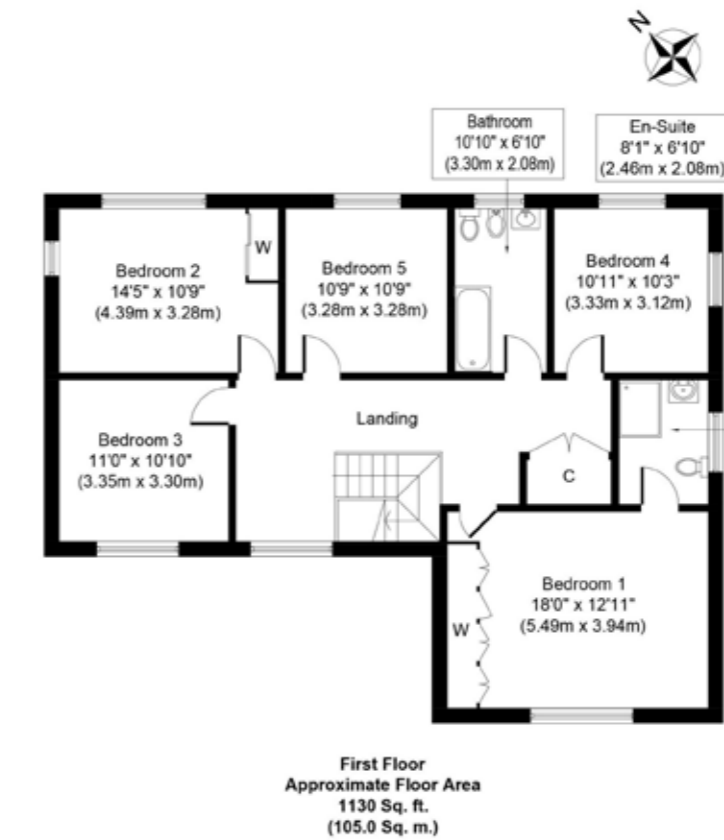


Outside Samara is private and sheltered, requiring little maintenance. To the front, a gravel drive leads to a generous parking area, where one could easily erect a garage (subject to the necessary consents) or carport and still have ample parking. The rear garden is a haven for sun-worshippers, with a good size lawn, established shrubs and splendid countryside views over the hedge.



“There are beautiful views over the fields.”

With over 2,300 sq. ft. to be appreciated at Samara, this well-presented and improved family home with stunning field views, is ready to move into.



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



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 Leziat 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



Samara

“Samara is a spacious, comfortable and warm home in a wonderful location.”

SOWERBYS



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 4400-4227-0022-2227-3273

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: ///upstarts.transcribes.cocoons

### AGENT'S NOTE

Pigeons are not allowed to be kept at the property. Caravans or commercial vehicles are prohibited from the front garden.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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