



THE STORY OF

79a Smeeth Road

Marshland St James, Norfolk

SOWERBYS

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79a Smeeth Road

Marshland St James, Norfolk
PE14 8LA



Five Bedrooms

En-Suite Shower Room

Two Contemporary Feature Log-Burners

Kitchen/Dining Room with Bi-fold Doors

Large Garden with Accompanying Patio

Double Garage

Substantial Off Road Parking

Superb Village Hall Nearby

Only Six Years Old

Rural Views



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“It’s lovely to watch the horses in the field at the back, and the wild birds visiting the garden...”

Bought from new, this house has become a home, and during almost six years of enjoyment the current owners have appreciated many a beautiful sunrise and sunset, whilst cherishing the peace and the quiet of rural living with sunny days spent in the garden or pottering around the house.

Thoughtful finishing touches have brilliantly accentuated the generous entertainment spaces for year-round enjoyment.

Set back in its plot there is substantial off-road parking for family and friends

and the front elevations are stylishly concluded with traditional dormer windows and a practical storm porch to cover the entrance. These elements combine with the neatly landscaped frontage, finished with a five bar electric gate, to give a superb approach and great curb appeal.

From the entrance hall, the first of the reception rooms is a generous sitting room to which the vendors have added a bay window and contemporary log burner to maximise the outlook to the front and create a cosy retreat in which to sit, cocooned from the elements.



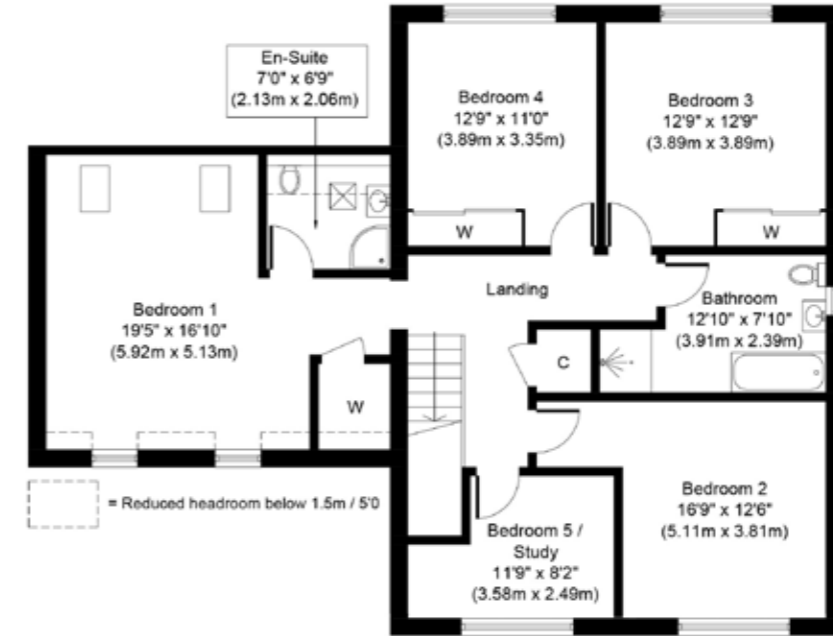
Stretching across the rear of the property is the open-plan kitchen/dining room that has also seen the addition of a contemporary log burner which, coupled with the bi-fold doors, makes for a wonderful area for use throughout the day, during all seasons.

Multiple integrated appliances include a dishwasher, induction hob, fridge/freezer, eye-level oven and separate grill, all supported by ample wall and base units and lots of work surface, making for a well-equipped and functional kitchen.

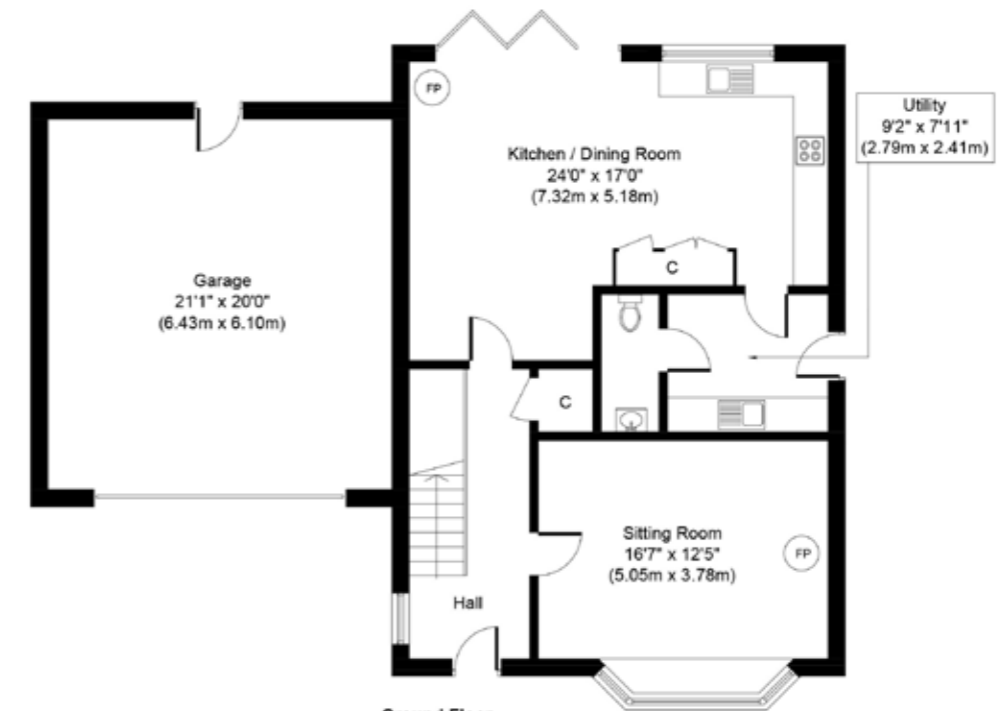
A separate utility room with side access is great for keeping the workings of the household hidden away and is ideal for de-kitting after a day out exploring the Norfolk countryside, or following a morning walk with the dog.

To the first floor are five double bedrooms, four of which can comfortably accommodate a double bed whilst the fifth makes for a generous single or, of course, that much desired home study. Three rooms enjoy built-in wardrobes and all have use of the family bathroom with separate bath and shower.

The principal bedroom sees the characterful dormer windows add charm and flood the room with natural light, and this elegant space is, of course, served by an en-suite shower room.



First Floor
Approximate Floor Area
1167 Sq. ft.
(108.4 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1272 Sq. ft.
(118.2 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.



Heading outside, the large patio area spans the width of the plot and blends into the expansive garden, which is predominantly laid to lawn, with low maintenance borders. The south easterly orientation backs onto paddocks and the vendors spend many a happy hour watching the horses.

A well-rounded home that lends itself terrifically to indulging in all that is good about country life, with green areas to gather together at home, within the village and throughout the county. Easy access to both Wisbech and King's Lynn affords the benefits of town living within comfortable proximity.



“We both love the big skies, the peace and quiet, and wonderful sunrises and sunsets...”

ALL THE REASONS

Marshland St James

IN NORFOLK
IS THE PLACE TO CALL HOME



Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port 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.

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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



Aerial view of Hunstanton

“We enjoy taking a trip to Hunstanton and visiting the beautiful beaches in the area...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor living accommodation. Two contemporary log burners.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8506-8555-3139-4507-5533

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: ///attaching/both/shack

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



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