



THE STORY OF

4 Two Acres

Middleton, Norfolk

SOWERBYS

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Fairgreen, Middleton Norfolk
PE32 1YF

Detached Family Home

Four Double Bedrooms

Two En-Suites and Family Bathroom

Three Reception Rooms and a Large Conservatory

Kitchen/Dining Room and a Separate Utility Room

Lift to the First Floor

Ample Off-Road Parking and Triple
Garage with a Car Inspection Pit

Quiet and Peaceful Location

Wrap-Around Garden and Views Over the Golf Course

Sold Chain Free

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“A spacious home in a tranquil setting.”

When you're looking for a peaceful haven nestled in rural Norfolk, the ability to accommodate a modern lifestyle should not be forgotten. At 4 Two Acres, there's a combination of tranquillity, spaciousness, and a homely atmosphere which has captivated its current owners for more than two decades.

As you turn off the main road onto the private drive, leading to only a handful of houses, you'll immediately notice the distinguished presence of 4 Two Acres. This robust and grand home stands out for all the right reasons, offering a sense of exclusivity.

Step through the entrance porch and into the spacious reception hall, where a feeling of openness permeates the entire

residence. The kitchen/dining room, rejuvenated only a few years ago, has become the heart of the home—a perfect space for entertaining close family and friends. Additionally, a formal dining room awaits for those extra special evenings.

The sitting room is generously proportioned, with patio doors which lead to a magnificent conservatory stretching across the entire width of the property. Bathed in sunlight, the conservatory offers breathtaking views of the beautifully landscaped garden—a true sanctuary.

If you require a home office, then the study caters to that demand of a modern lifestyle - though this room could double as a downstairs bedroom.



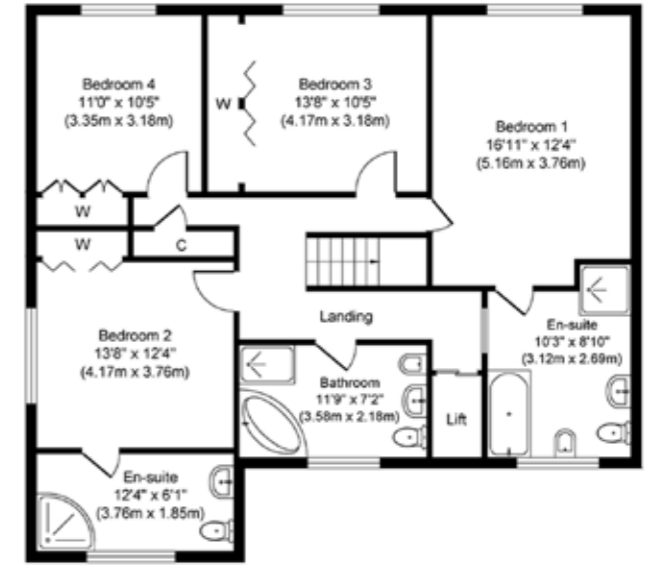
Accessing the upper level of this home can be done one of two ways: from the central staircase or effortlessly via the recently installed lift—an ideal convenience for anyone seeking ease of movement. From the landing, you can easily reach the four bedrooms and the family bathroom. All the bedrooms are spacious doubles, with three boasting fitted wardrobes, and the two main bedrooms featuring their own en-suite facilities. Furthermore, the bedrooms offer stunning vistas of the mature trees and the nearby golf course, creating a perfect retreat to gaze upon your surroundings.

Outside, the expansive grounds offer ample space and privacy, mirroring the interior's grandeur. A large block-paved drive leads to a triple garage, ensuring abundant parking for multiple vehicles. The wrap-around garden is a true spectacle. An expansive patio area spans the entire width of the property, accommodating gatherings of all sizes. The well-established lawn, mature trees, shrubs, and flower beds create a veritable oasis—a haven where both young and old can delight in endless amusement throughout the day.

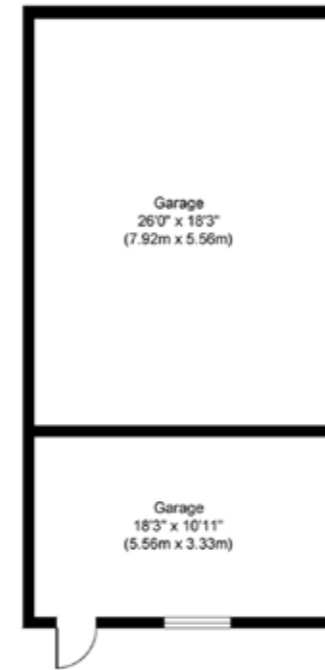
One very welcome asset of the home is its solar panels, an addition which has significantly reduced energy expenses, and promotes sustainability, for our sellers.

4 Two Acres strikes the perfect balance of a spacious and inviting home, both inside and out, tucked away in a private and serene location. It is an ideal residence for those eager to explore and experience the abundant offerings of Norfolk.

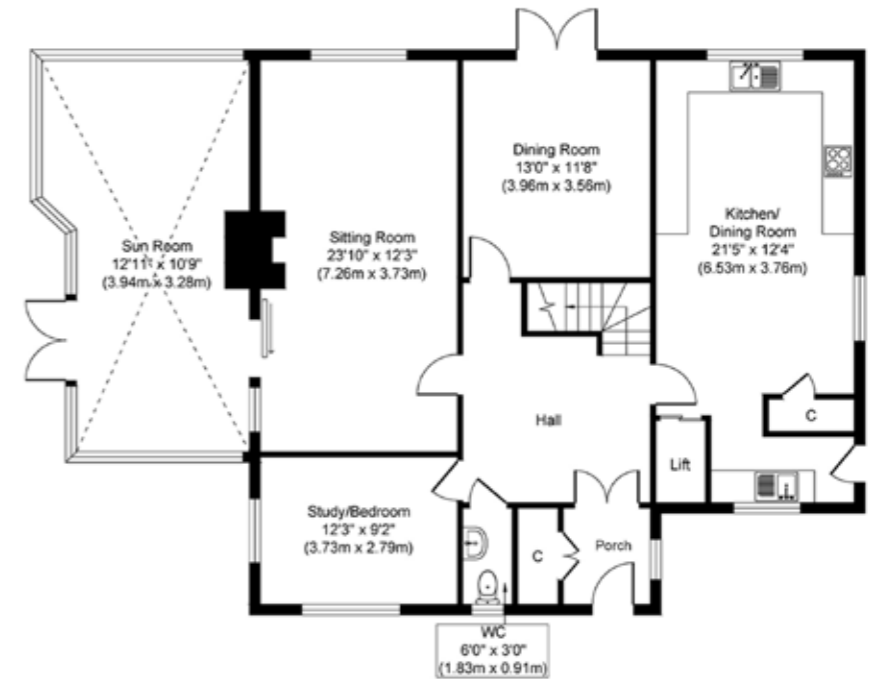




First Floor
 Approximate Floor Area
 1087 sq. ft
 (100.98 sq. m)



Garage
 Approximate Floor Area
 680 sq. ft
 (63.17 sq. m)



Ground Floor
 Approximate Floor Area
 1467 sq. ft
 (136.28 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.



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



Middleton's location near the A47 means a trip to the city of Norwich is within an hour.

"We're well positioned for exploring Norfolk."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2136-3020-8201-6882-6204

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: ///addicted.appraised.divisible

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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