



THE STORY OF

3 Church Crofts

Castle Rising, Norfolk

SOWERBYS

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Castle Rising, Norfolk
PE31 6BG

Sold Chain Free

Detached House

Well-Proportioned Kitchen and Separate Dining Room

Bright and Airy Lounge with a Gas Fireplace

Four Double Bedrooms

Built-In Wardrobes in all the Bedrooms

En-Suite to Principal Bedroom

Double Garage and Off-Road Parking

Private, Mature and Enclosed Rear Garden

Tranquil Location

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“When you first see the rear garden, it has really got the wow factor. The home itself is bright, spacious and tranquil.”

Nestled on the outskirts of the picturesque village of Castle Rising, this four-bedroom family home offers a tranquil lifestyle in a lovely location. Our clients have cherished their time here, calling it home since 2006, and appreciated the peacefulness of the surroundings and the abundance of scenic walks right on their doorstep.

A stand-out feature of this home is its privacy and serenity. The village itself boasts a magnificent castle, adding a touch of history and charm to the area.

Upon entering the house, you are greeted by a sense of space and openness. The reception hall and dining room offer a clear view all the way to the back garden, creating a seamless connection between indoor and outdoor living.

The bright and airy lounge, with its triple aspect windows and gas fireplace, strikes the perfect balance between spaciousness and cosiness. Imagining evenings spent by the fireplace, watching TV, or engaging in heartfelt conversations truly brings a sense of warmth to this room.



The well-proportioned kitchen is a dream for cooking enthusiasts, with its ample space and views overlooking the garden. Complementing the kitchen is a formal dining room, providing an ideal setting for hosting memorable meals with family and friends. A convenient utility room and WC complete the ground floor layout, offering practicality and ease of living.

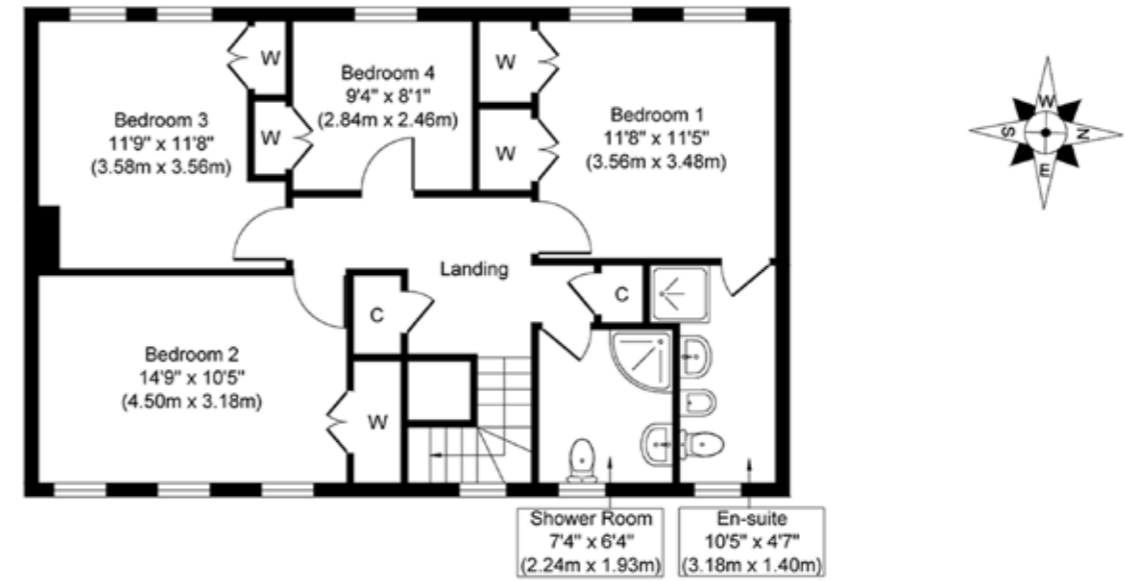
Upstairs, a bright landing leads to the four double bedrooms and the family bathroom. Each bedroom is generously sized and features built-in wardrobes, ensuring ample storage space. One of the bedrooms has been transformed into an evening sitting room, offering versatility to suit your needs. The principal bedroom boasts the added luxury of an en-suite shower room, providing a private sanctuary within the home.



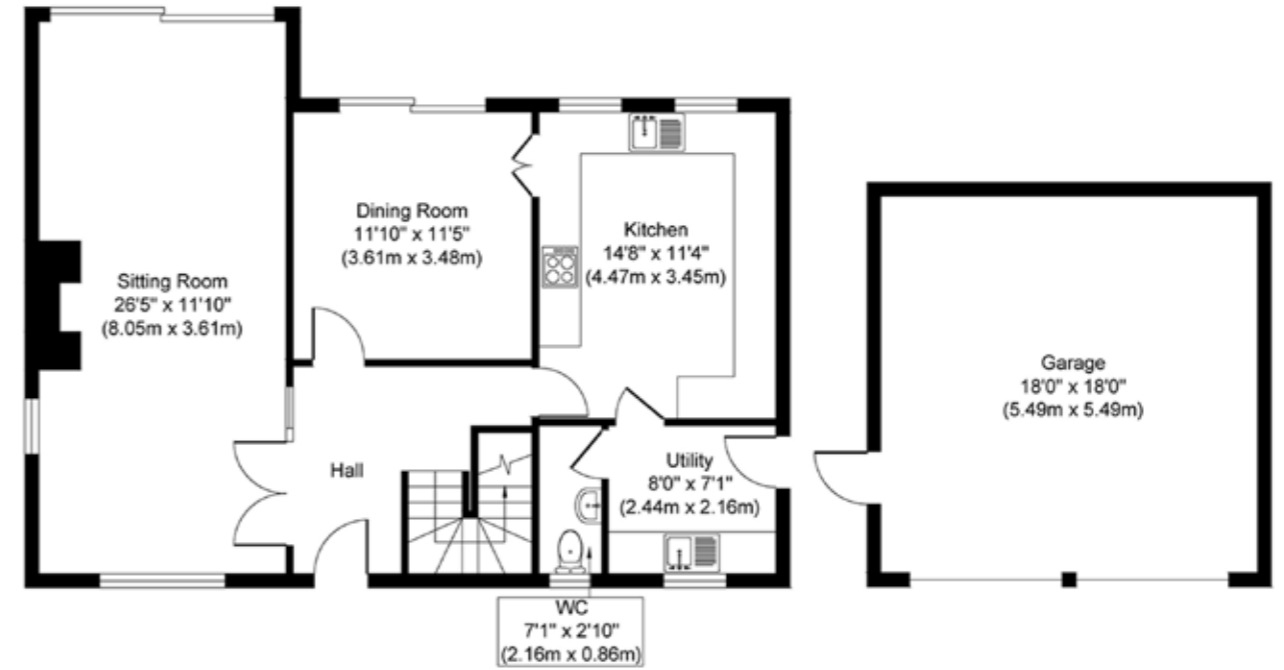
Outside, and this home offers the most impressive of features - its private, mature, and enclosed rear garden. Designed for low maintenance, the well-matured landscaping offers a tranquil oasis to unwind and enjoy the outdoors - its patio area the perfect place to soak up the evening. The front of the house features a gravel drive leading to the double garage, providing ample off-road parking space.



3 Church Crofts is more than just a house; it is a loving family home awaiting new owners. Located in such a peaceful setting, yet within close proximity to King's Lynn, this property offers the best of both worlds. You can relish the tranquillity of village life while enjoying the convenience and amenities offered by the nearby town. Sold chain-free, the path to making this residence your own is clear and inviting.



First Floor
Approximate Floor Area
778 sq. ft
(72.27 sq. m)



Ground Floor
Approximate Floor Area
830 sq. ft
(77.10 sq. m)

Garage
Approximate Floor Area
324 sq. ft
(30.10 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

Castle Rising

IN NORFOLK
IS THE PLACE TO CALL HOME



Within an area of Outstanding Natural Beauty, with a wealth of history including one of the most

famous 12th century castles in England with the keep being amongst the finest surviving examples in the country. The historic village of Castle Rising also offers a tea room, dentist, dress shop and a pub, whilst being conveniently located just on the outskirts 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 Sowerbys



"The views over the garden are a lovely part of this home."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0151-2830-7584-9773-4131

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: ///redouble.peachy.luring

AGENT'S NOTES

No mobile homes are allowed to be parked permanently at the property. The kitchen and dining room tables and chairs have been virtually staged.

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.

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