



STATION ROAD
WALPOLE CROSS KEYS PE34 4HB

BROWN & CO



STATION ROAD, WALPOLE CROSS KEYS PE34 4HB

Outstanding, Modern, Executive Home
Four Double Bedrooms with En-Suite to Main
Village Location
Open Plan Living Space of Kitchen, Living & Dining
Wood Burning Stove
Double Garage/Workshop & Off-Road Parking
EV Charging Point
Fantastic Garden with Farmland Views
Contemporary Summer House/Gym



INTRODUCTION

Brown&Co offers an outstanding four bedroom, modern, executive home in Walpole Cross Keys, Norfolk, just eight miles from a mainline station to Ely, Cambridge and London.

LOCATION

Walpole Cross Keys is a small village located in the county of Norfolk in the east of England. The village is situated approximately 10 miles south-west of the town of King's Lynn and has a population of around 300 people. The village is home to a number of historic buildings and local junior school. The surrounding countryside is mainly agricultural and there are several small businesses in the area. Overall, Walpole Cross Keys is a quiet and charming village that offers a glimpse into rural life in Norfolk.

THE PROPERTY

This spacious and superb contemporary dwelling, built just 4 years ago, which the vendors have further improved with some wonderful features and touches, must be viewed to fully appreciate.

The house is a superb example of contemporary house building with two traditional reception rooms, a sitting room and office at the front and spectacular open plan living space of dining, family

room and kitchen to rear. There is also a spacious boot room/utility room and wc.

The sitting room has a wood burning stove and air conditioning and the office features custom fitted desk and storage furniture whilst the family room has an awesome pyramid roof lantern.

Upstairs there are four double bedrooms and family bathroom, the master having an en-suite and air conditioning. Cleverly, the owners have created a new opening between bedroom 1 and 4 and now use bedroom 4 as a dressing room complete with bespoke fitted wardrobes and vanity unit.

Outside the property has driveway with EV Charging Point, front garage and detached garage/workshop (5.7m x 5.7m). At the rear there is a lawned garden, patio, area for hot tub and an outstanding addition of contemporary summer house, used currently as a gym. The garden has a superb westerly aspect and the views over farmland and are superb as well as the sunsets.

The house is presented in an exemplary manner and first hand inspection is essential.

COUNCIL TAX BAND

The property is in Council Tax Band E.

SERVICES

Mains water, electric, private drainage to treatment plant. None of these services or appliances have been tested by the agent.

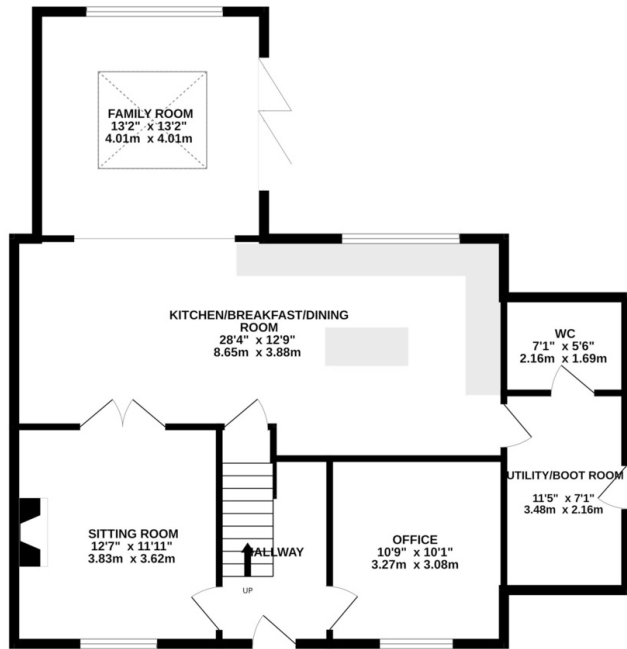
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

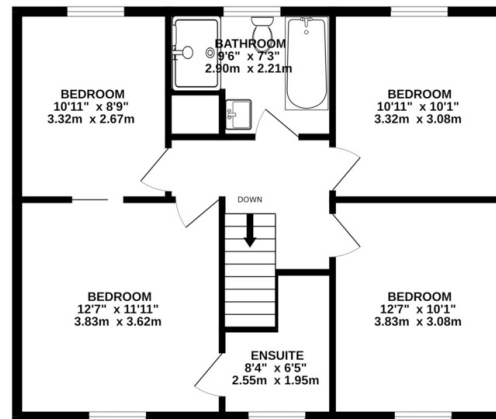
BUYER IDENTITY CHECK

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GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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