



Station Road

Walpole Cross Keys, PE34 4HB

BROWN & CO



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NEWLY CONSTRUCTED

TRADITIONALLY BUILT HOME

CLEVERLY DESIGNED MODERN LIVING ACCOMMODATION

FIELD VIEWS

JUST 9 MILES FROM KING'S LYNN

PRIVATE DRIVEWAY

STUNNING FITTED KITCHEN

LUXURY FITTED BATHROOM AND EN-SUITES



INTRODUCTION

Brown&Co offer an outstanding, newly constructed, executive home built in Walpole Cross Keys, Norfolk. This spacious and superb contemporary dwelling has field views and is just 9 miles from King's Lynn and mainline station to Ely, Cambridge and London.

The house is a stunning example of contemporary house building with special attention being paid to detail with the developers having a 'build as if for themselves' approach. The external landscaping is superb and inside the houses are offered completed with flooring and carpets ready to move in.

THE PROPERTY

Inside, cleverly designed modern living accommodation and quality fittings are beautifully blended. The entire ground floor benefits from underfloor heating and will be laid with a mixture of tile flooring and carpets. The reception hallway is spacious area and has a contemporary custom oak and glass staircase and has access to the principal reception rooms and wc.

There is a sitting room with double doors to the open plan living, a dining room/study. The open plan living of an impressive 32m2 and is fitted with extensive modern kitchen, integrated appliances

and breakfast bar. To the opposite end is a family area with doors to rear patio and roof window flooding light in to the room. There is also a utility room with integrated washing machine.

Upstairs from the landing there are four double bedrooms and family bathroom, two of the bedrooms are en-suite. Special attention should be paid to the bathroom and en-suites which are beautifully fitted. All the bedrooms, stairs and landing have fitted carpets.

The house has access from the quiet road, having ample off street parking on a private driveway for at least ten cars, there is a garage and access to the rear block paved area and double garage with access to the house. At the rear the gardens have a large patio, slabbed pathways and have been turfed. The post and rail fence boundary reveals a beautiful view over farmland.

VIEWING PROCEDURE

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

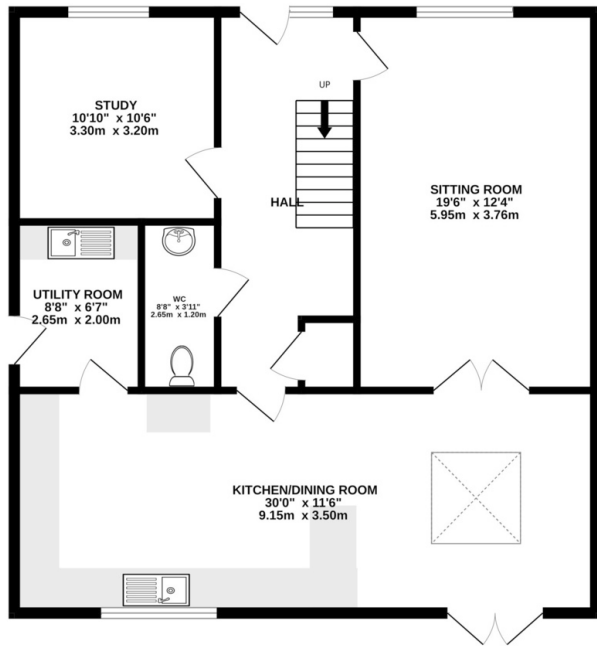
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D. check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

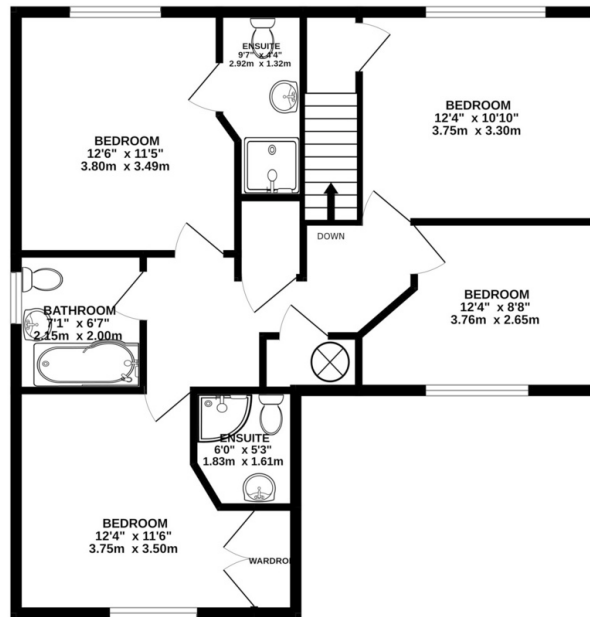
General Specification Guide

Contemporary, A rated, high quality sealed unit double glazed windows
Composite Front Door
Extensive patio terrace and paths
Turfed rear garden
Garage with roller door
Internal oak doors
Flooring included to Entrance hallway, open plan living, utility room.
Carpeted sitting room and study, landing and bedrooms
Oak and glass staircase
Ten year building warranty.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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