



LYNN ROAD
GRIMSTON PE32 1AD

BROWN & CO



LYNN ROAD, GRIMSTON PE32 1AD

EXTENDED DETACHED BUNGALOW

BEAUTIFUL OPEN PLAN LIVING

FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES

FOUR BEDROOMS, MASTER WITH ENSUITE & DRESSING ROOM

ATTIC ROOM CURRENTLY USED AS A PLAYROOM

LANDSCAPED GARDEN WITH WATER FEATURE & FOUNTAINS

SOUGHT-AFTER VILLAGE OF GRIMSTON

FIRST HAND INSPECTION IS ESSENTIAL



INTRODUCTION

Brown&Co offers an outstanding, modernised and extended four bedroom dwelling in the sought-after village location of Grimston, Norfolk. The property has outstanding modern living accommodation including a large open plan living area with bespoke oak and glass details and large roof lantern.

LOCATION

Grimston is part of a cluster of thriving villages approximately nine miles East of King's Lynn. The Sandringham Estate is on the doorstep of the village a short drive away, also, a number of local pubs and the stunning Congham Hall Hotel & Spa are nearby and within walking distance from the property. Also within walking distance is the local shop, Post Office, Vets and Surgery. A mainline station is available in King's Lynn to Ely, Cambridge & London.

THE PROPERTY

The property was acquired by the current owners in 2019 and entirely renovated and modernised into the breathtaking family home it is today. The extension to the rear is one of the finest we have seen recently and there is no question that first hand inspection is essential to appreciate the quality that has gone into this project. The interior is complimented by a stunning, landscaped rear garden perfect for parties and entertaining.

Stepping inside there is a reception hallway that leads to the open plan living at the rear and to the four bedrooms. The open plan living is approximately 50m² in size and comprises the kitchen, dining and sitting room areas of the house. This large space is beautifully naturally lit by a 5m roof lantern – one of the largest we have seen. Also a bespoke made wall of oak and glass adds a high-end detail to this already outstanding room. The kitchen is fully fitted with integrated appliances and lighting as well as boiling water tap and contemporary extractor fan. There is also a side entrance boot room, wc and plant room. The four bedrooms are versatile in their use should one require additional reception rooms or such as a study. Three of the bedrooms are double in size with the master having an en-suite and a dressing room. The fourth bedroom is a clever arrangement that also has oak and glass staircase to an attic room used as a playroom. The family bathroom is also a spectacular and luxurious space with bath and shower.

Outside, the property has gravel driveway with secure gated storage to the side. At the rear is the garden which is landscaped having water feature and fountains surrounding the oak and glass wall of kitchen, paving and lawn. There is also a workshop with power and lighting.

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

SERVICES

Mains water, electric and drainage. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

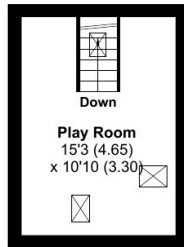
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

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.

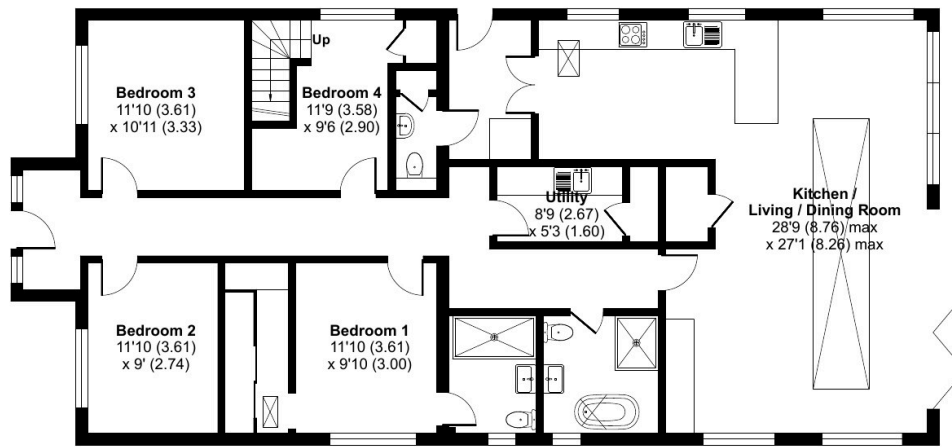
Lynn Road, Grimston, King's Lynn, PE32

Approximate Area = 1884 sq ft / 175 sq m
 Outbuilding = 227 sq ft / 21 sq m
 Total = 2111 sq ft / 196 sq m
 For identification only - Not to scale

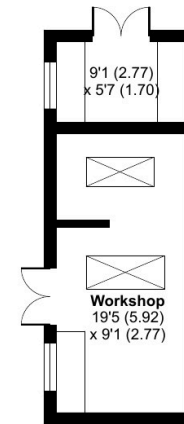


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Co. REF: 1030684

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