



The Maples
Wormegay | Norfolk | PE33 0SF

LIGHT AND AIRY FIVE BEDROOM FAMILY HOME



Fine and Country are delighted to market this beautifully presented, extended five-bedroom detached family home. This spacious property has been modernised throughout and has been finished to an exemplary standard benefiting from three spacious reception rooms, a fantastic kitchen breakfast room together with a utility and ground floor W.C. To the first floor there are five spacious bedrooms two of which, benefit from en-suites and a family bathroom. The outside of this spacious home is just as impressive with a generous fully enclosed rear garden backing onto farmland and plenty of off-road parking on the private driveway.



KEY FEATURES

- Beautifully presented, extended Five-Bedroom Detached Family Home
- Three generous light and airy Reception Rooms
- Spacious Kitchen Breakfast Room
- En-Suite to Principal Suite, second Bedroom and a Family Bathroom
- Exceptionally light and well-proportioned rooms
- Stunning unspoilt views over surrounding Farmland
- Excellent sized mature enclosed Garden backing onto Farmland
- Plenty of Off-Road Parking on substantial Driveway
- NO CHAIN
- Total Accommodation extends to 2,282sq.ft

Luxurious and Grand Home

The Maples is a property that grabs your attention from the moment you arrive, with every inch of the home uniquely impressive. As you move from room to room, there is a palpable air of luxury, quality and style. It's a house that boasts five bedrooms, five bathrooms and an abundance of comfortable living space. It has everything you could need in a home, and it's easy to see how the current owners have enjoyed 16 happy years there. When they first bought the property, it needed a lot of work, but they instantly realised it had undeniable potential. Over time, they have transformed this large property into a wonderful family home.

The current owners explain that everything in the property has been completed to a high standard, highlighting that having five bedrooms and multiple bathrooms means there's a lot of space for a family. They describe The Maples as being a "light, airy and welcoming" home, and you are sure to agree. A lot of light flows into the home, and, combined with the large and spacious rooms, this creates a welcoming, bright and joyous space.

Finished to an Impeccable Standard

Space is abundant in the property, and every room has something unique to offer. With five bedrooms and five bathrooms, two of which are en suite, this home accommodates many people. The large kitchen and breakfast room are the hub of the home; somewhere for everyone to gather as a family. Whether you are whipping up a quick breakfast or rustling up an impressive dinner, this part of the property is functional and designed with a busy family life in mind. Just off from there, you will find a large dining room, providing the ideal location for lively family dinners, celebrations and dinner parties.





KEY FEATURES

When asked about their favourite room in the property, the current owners chose the garden room. They explained that it "opens to the garden and is always light and airy, but in the summer stays very cool." The living room is another key part of the property. Its impressive size makes it a comfortable, cosy and relaxing place to be, and there is room for everyone to stretch out. Elsewhere is a handy study, utility room and porch, providing even more living space.

Luscious and Green Garden

As you head outside, you are met with plenty of greenery and space. The garden is large, colourful and full of life. There is a large grassed area for children to play and shrubs, flowers and trees surrounding the perimeter. Not only does this ensure you feel surrounded by nature, but it creates a sense of privacy. Despite being impeccably cared for, the garden is relatively low maintenance and very manageable. It's an outdoor area you can really make your own, whether adding a vegetable garden or keeping things simple.

The current owners love the fact that the garden backs onto fields as this gives "an open feel to the garden" and makes you feel at one with the countryside.

Situated in a lovely village, The Maples is close to King's Lynn and Downham Market. It's also close to Watlington Station, which boasts good transport links and connects you to the surrounding areas. Living at The Maples is tranquil and relaxing, but it's also the ideal location for feeling part of the local community.

























INFORMATION



On The Doorstep...

Wormegay is a small village around 7.58 miles from Kings Lynn on the main A47 Norwich Road. The village is close to Middleton which is centred around Middleton Towers, originally a 14th century fortified castle. Today the village is more genteel with a fine church, two pubs both serving fine food. The village also has a post office/village store and a golf club which also has a separate restaurant. Leziate Sailing Club is a 5 minute drive away, offering a variety of activities and socialising events (see: www.leziatepark.co.uk). Nearby Kings Lynn offers a much wider range of shopping facilities and amenities including a main line rail link to London's Kings Cross Station.

How Far Is It To...

Wormegay lies around 7.5 miles east of Kings Lynn and around 42 miles east of the county capital Norwich. The Royal Sandringham Estate is about 13 miles away and the North Norfolk coast at Hunstanton just 21 miles. Cambridge and Newmarket are around 43 miles away.

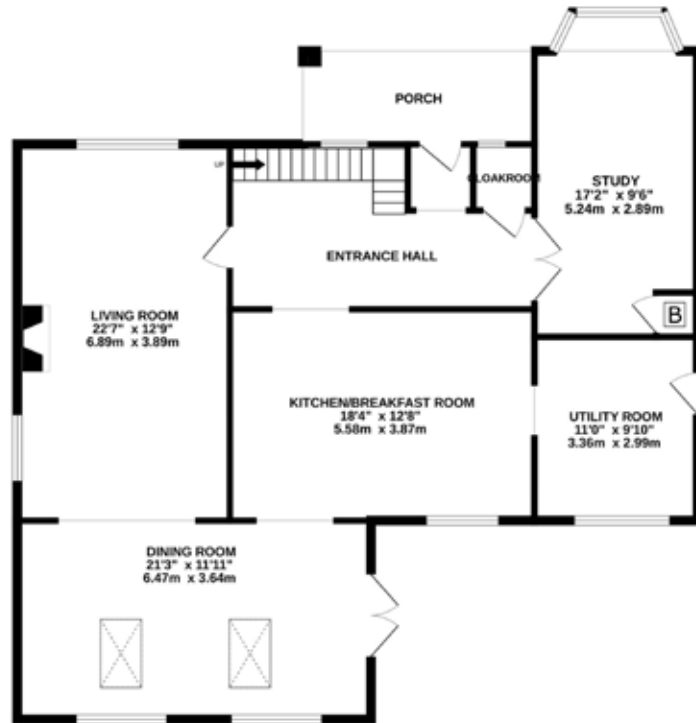
Services, District Council

OFCH, Mains Water & Septic Tank
Kings Lynn and West Norfolk Borough Council
Council Tax Band E

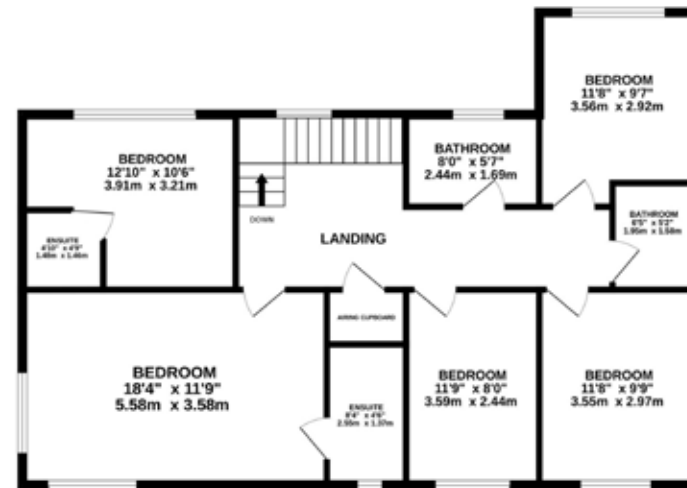
Tenure

Freehold

GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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