



2 Rectory Drive
Clenchwarton | Kings Lynn | PE34 4ED

FINE & COUNTRY

SPACIOUS SIX-BEDROOM DETACHED FAMILY HOME



Welcome to this versatile and spacious six-bedroom family home, set in the picturesque village location of Clenchwarton. Boasting three spacious reception rooms, a kitchen breakfast room, utility room, garage, workshop, off-road parking and an enclosed garden, this property offers everything a modern family could desire.



KEY FEATURES

- Extended Six-Bedroom Detached property in popular Village location
- Ensuite to the Principal Bedroom, Ensuite to the second Bedroom and further Family Bathroom
- Adaptable living accommodation arranged over two floors of living space
- Three spacious and versatile Reception Rooms
- Well-appointed large Kitchen Breakfast Room and separate Utility
- Garage, Off Road Parking and Workshop space
- Enclosed rear Garden laid to lawn with Patio Area
- Convenient Village location close to local School and amenities
- Total Accommodation extends to 2414sq.ft
- Energy Rating D

No Shortage of Living Space

This detached, six-bedroom property has everything a family home needs, including three reception rooms and a garage workshop which can also be used as a further reception room. The current owners have lived in the property since 1988, and the size of the property first made them fall in love with it. They mention the appeal of having a large garden for their children to play in. They were also drawn to the village life surrounding the property, especially as there is a pub, school and shop nearby.

When asked to describe the house in three words, the current owners chose “comfortable, spacious and loved”, which is clear as you move from room to room. One of the main things that makes the property unique is that it’s on a corner plot and stands out amongst the neighbouring chalets and bungalows. It’s a property that you pay attention to due to its size and shape, while also being a functional family home. There is a lot of living space and storage for you to utilise, including a music room, downstairs WC and utility room.

Spacious Family Home

There is much to love about this property, and the current owners struggle to choose a favourite room. Considering how spacious and welcoming each area is, it’s easy to see how various rooms would rank highly. They pay close attention to the large living room, describing it as a place where you can “shut yourself away from the rest of the house” and relax. They also love spending time in the kitchen, as it’s an area of the home that the whole family revolves around. It’s a place to cook, dine, gather and entertain.





KEY FEATURES

The property has six bedrooms of varying sizes, including a large master bedroom and multiple doubles, two of which have an en suite. This provides plenty of space for a large family or room to host guests. The home has multiple bathrooms, including a modern family bathroom, a downstairs WC and two en suites. The main en suite has an impressive whirlpool bath, creating a tranquil place to relax, unwind and soak away the day.

South Facing and Private Garden

As you head outside, you will see why the garden is such a well-loved part of the property. Both garden areas are completely enclosed and not overlooked. The kitchen garden creates a serene place to unwind with a table and chairs, which gets the early morning sun. It's an idyllic place to sit and enjoy the first shot of morning coffee. The back garden is south-facing, catching the sun from mid-morning to sunset. You really can enjoy the garden's beauty at any time of the day.

The home has a patio and barbecue area, which the current owners "treat as another room when the weather is good enough", providing even more living space, should you need it. There is plenty of greenery, tons of wildlife and "enough space for the kids, grandkids and great-grandkids to run around."

The house is in a quiet area, with big skies and a lot of outdoor space. There is a village pub, a school and a shop a short walk away from the property, giving the perfect balance between tranquil living and being part of the small community atmosphere. It's close to the North Norfolk coast and King's Lynn, with convenient rail links to London and Cambridge.





















INFORMATION



On The Doorstep

The West Norfolk village of Clenchwarton is directly west of King's Lynn on the other side of the River Great Ouse. Being around a five minute drive into the centre of the attractive historic market town, means it is an extremely convenient place to live. King's Lynn station has direct trains to London King's Cross, and Downham Market station, a short drive along the nearby A10, has even faster services. Clenchwarton itself has a primary school rated Good by Ofsted, a village store and post office, and a pub serving real ales and food. There is also a foot passenger ferry that takes you across the river immediately into the historic quarter and the main shopping centre, and there are wonderful rural walks along The Wash sea banks. Very nearby, road links are also excellent not only with the A10 for the South but the A17 for travelling West and North, and the A47 eastwards to Norwich and westwards to Peterborough.

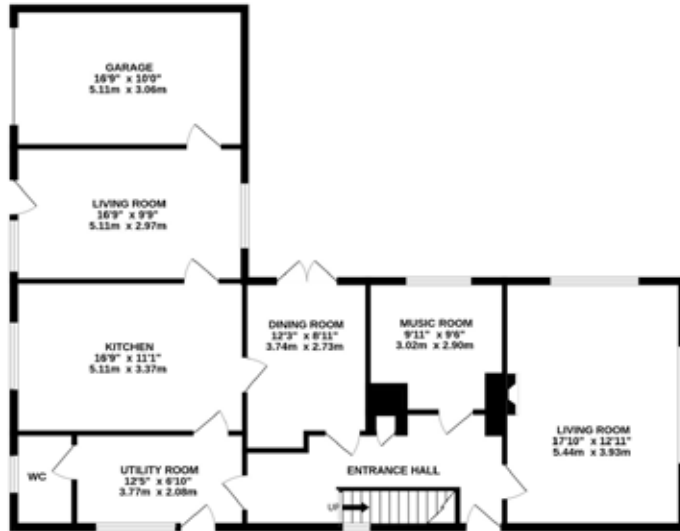
Directions - Please Scan The QR Code Below

Services, District Council and Tenure

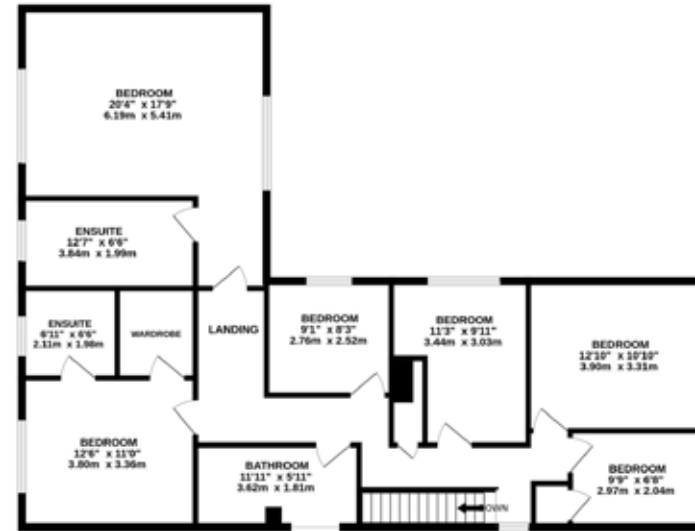
OFCH, Mains Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band D
Freehold



GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
1231 sq.ft. (114.3 sq.m.) approx.

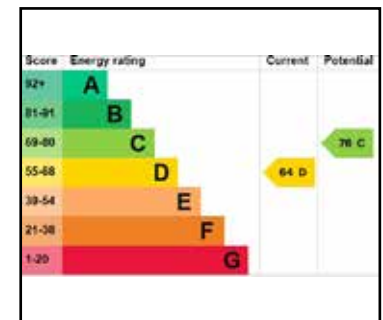


TOTAL FLOOR AREA: 2414 sq.ft. (224.2 sq.m.) approx.

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.
Made with Metropix ©2023



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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Please visit fineandcountry.com/uk/foundation



follow Fine & Country Kings Lynn on



Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

