



THE STORY OF

18 Brow of the Hill

Leziate, Norfolk

SOWERBYS

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18 Brow of the Hill

Leziate, King's Lynn,
PE32 1EN

Guide Price of £600,000 to £650,000

Three Double Bedroom Spread Over
Two Floor, Chalet Home

Recently Renovated Throughout and Extended
Underfloor Heating to Majority of the Ground Floor
Principal Bedroom with En-Suite and Dressing Room

Open-Plan Kitchen/Dining/Sitting Room

Log Burner and Bi-Fold Doors

Enclosed Rear Garden and Superb Field Views

Large Patio Area - Ideal for Alfresco Dining

Separate Office and Gym

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“It’s modern, versatile and homely.”

18 Brow of the Hill has been fully transformed to create a stylish and functional family home.

Improvements have been made to key areas throughout – from the windows, the roof and central heating, to an impressive extension.

As you arrive at 18 Brow of the Hill you are greeted by secure electric gates, demonstrating a sense of exclusivity.

Once entering the front door from under a timber framed porch, the property proudly reveals its stylish and well-designed modern interior.

The kitchen/dining and sitting area is the

true hub of this home, where family and friends can gather comfortably together.

The bespoke kitchen cabinetry and top of the range appliances, are well-operated in a space which seamlessly connects with the dining zone, an area that can easily entertain large groups.

The sitting room is spacious and flooded with natural light through the roof lantern and large bi-fold doors, whilst still offering a cosy ambience when the log-burner is alight. From relaxing in front of the fire on cold winter days, to letting the outside in on summer days, this is an area of the property to be enjoyed in all seasons.





On the ground floor you'll discover two double bedrooms and the family bathroom, making the home future proof and ideal for multi-generational living.

There is a further room, which could be utilised as a playroom, a study, or perhaps a walk-in wardrobe to the rear bedroom.

“This is such a calm and tranquil home.”

The principal bedroom is on the first floor and it benefits from having access to its own dressing room and en-suite shower room too.



The outside space has also been fully transformed. To the front, electric gates have been added and the gravel drive provides ample off road parking. There is even planning granted for a cart shed to be added.

“The open fields to the rear offer stunning views.”

What was once the garage, has now been transformed into a gym and superb office, ideal for those that need the space to work from home. The extensive lawn is adjoined by a large patio area, perfect for entertaining in the garden whilst hosting barbecues. Unlike most plots around this road, this particular one comes with attractive views over open fields, adding a true sense of countryside living.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Leziate

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Leziate is a lovely quiet village where you can enjoy the tranquillity of countryside living.

The peaceful route 'Leziate Walk' passes through Leziate and the neighbouring village of Ashwicken. Surrounded by acres of delightful woodland and full of rural charm, this scenic route takes you around the beautiful lakes and is ideal for walking, jogging and cycling.

Congham Hall, wit hits renowned herb garden is just a short drive away, whilst impressive Sandringham Estate with the house, gardens and woodland walks is nine miles away and well worth a visit.

The nearby market town of King's Lynn, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and

industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

Leziate is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from Sowerbys



Field views and surrounding woodland

“There are lots of places to explore nearby, from woodlands and lakes on your doorstep, to the nearby Norfolk coast.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Air source heating with underfloor heating to the majority of the ground floor. Private drainage to septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9380-2872-6229-9606-7061

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///ashes.concluded.metro

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