



DREAM
AS IF YOU'LL
LIVE
FOREVER
LIVE
EACH DAY AS
YOUR LAST

THE STORY OF

Lime Lodge

Marshland St. James, Norfolk

SOWERBYS



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THE STORY OF

Lime Lodge

224a Smeeth Road, Marshland St. James, Norfolk
PE14 8ES

Well-Presented Detached Family Home

Four Double Bedrooms

Four En-Suites

Walk-Through Dressing Room to the Principal Bedroom

Open Plan Kitchen/Dining Room
and Easy Access to the Snug

Bright Living Room with Lovely Log Burner

Spacious Home Office

Electric Gates, Double Garage and
Ample Off-Road Parking

Fully Enclosed and Landscaped Rear Garden

Recently Decorated Throughout

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“From the moment our vendors saw Lime Lodge, they knew they wanted to make it their home.”

Introducing Lime Lodge, a much-loved home which has helped create many happy memories for the past eight years.

From the moment the current owners discovered this wonderful property they were overcome with desire to make it their own.

Approached through electric gates, you are immediately welcomed by a sense of privacy, albeit from a seemingly small community in the countryside.

Once inside the home you are greeted by warmth, comfort and a real sense of space.





An impressive open plan kitchen/dining room demonstrates the hub of the home, where you can easily visualise family gatherings around the centre island. An inviting and traditional room, with a touch of modernity, this is an stylish space to entertain friends and cook in a well-equipped kitchen.



Retire to a cosy snug and admire the outside views through a bi-fold door, and on eastern side of the property, a warm sitting room with a superb log burning stove if also available to enjoy - particularly during cold winter days where one can relax in front of a roaring fire.





If you wish to work from home there is a large office at the front of the property which comfortably seats more than one; a very versatile space which offers alternative room use if necessary.

“We’ve loved have space to entertain visitors.”

Downstairs completes with a useful utility room, perfect for the operations of day-to-day tasks, also housing a WC.



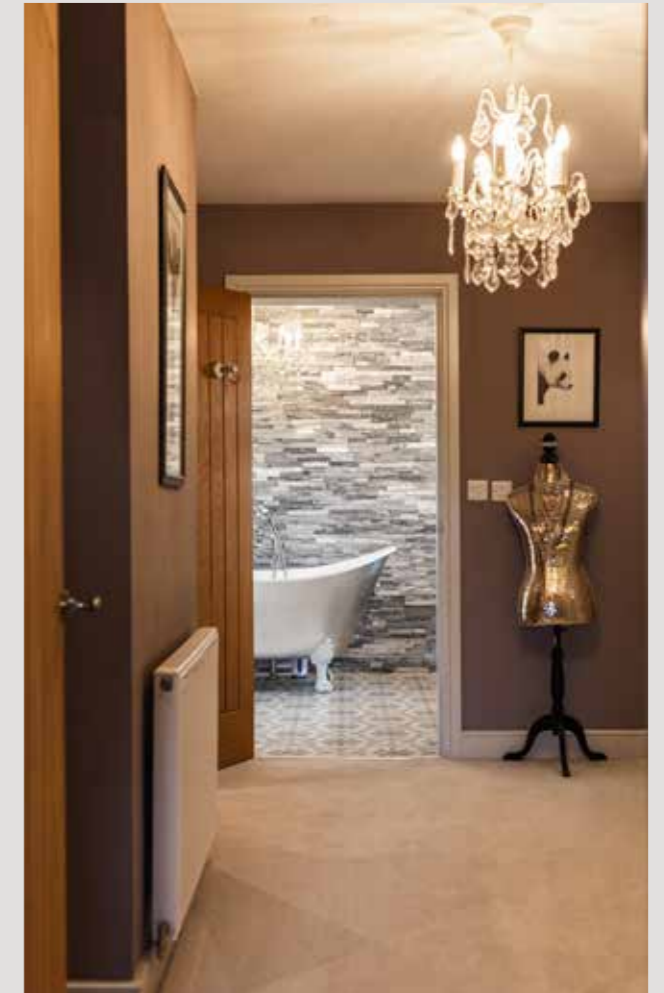
Ascending to the first floor, a bright and spacious landing provides access to all four double bedrooms, which all boast their own en-suite facilities.

The showcase of these four rooms is the principal bedroom, which is of great proportions and benefits from a luxurious walk-through dressing room and a elegant en-suite bathroom.

Outside has recently been landscaped to truly maximise the area and the views. To the front the enclosed gated drive leads to a double garage, providing ample off-road parking.

In the rear garden there is a large patio area which beautifully lends itself to those who love al-fresco dining, a lawn perfect for younger ones to run around and space round the edge for a budding gardener.

Lime Lodge is a perfect home which is presented to a delightful standard. With its comforting yet modern and spacious impression, this versatile property is now ready for someone new to create lasting memories and continue to cherish this delightful home.





First Floor
Approximate Floor Area
1,531 sq. ft.
(142.23 sq. m)



Ground Floor
Approximate Floor Area
2,075 sq. ft.
(192.77 sq. m)

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.

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ALL THE REASONS

Marshland St James

IN NORFOLK
IS THE PLACE TO CALL HOME



Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port 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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all 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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



Old Hunstanton beach is a popular destination to visit with its golden sands.

“We’ve loved the access we have to the beaches of Norfolk.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage.
Air source heating with ground floor underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0740-3836-7576-9526-8671

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: ///ready.important.either

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SOWERBYS



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