



THE STORY OF

1a St. Marys Road

West Walton, Norfolk

SOWERBYS

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THE STORY OF

1a St. Marys Road

West Walton, Norfolk,
PE14 7EH

Sold with No Onward Chain

Detached Former Vicarage

Open Plan L Shaped Sitting/Dining Room

Kitchen/Breakfast Room

Separate Snug and Easy Access to the Utility Room

Spacious Garage that Could Become the Perfect Gym

Modernised and Refurbished Throughout
Including a New Roof

Four Double Bedrooms

En-Suite to Principal Bedroom

Ample Off-Road Parking Spaces

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“We would describe our home as spacious, homely and modern.”

From a former vicarage to a welcoming family residence, this property has remained under the same ownership for over 17 years, witnessing a remarkable transformation over time. Now, it stands poised to embrace a new chapter as a forever home.

As you approach the driveway, a sense of spaciousness and seclusion greets you immediately. Upon stepping inside, one is immediately drawn to the exquisitely appointed kitchen/breakfast room. With its modern ambiance and solid oak worktops evoking a rustic charm, this kitchen offers ample storage and generous workspace for any enthusiastic cook.

Moving to the other side of the property, a sitting room and dining area form the perfect setting for entertaining. With

its L-shaped layout and vaulted ceiling at the rear, bathed in natural light from dual aspect windows, this space is ideal for hosting visiting guests. The adjacent garage, carpeted throughout, presents versatile possibilities as a gym, spacious office, or expansive playroom, offering easy accessibility from the main living areas.

Completing the ground floor is a snug/study, offering a cosy retreat for indulging in literature or working from home as needed.

Upstairs, the bright landing leads to four double bedrooms and a family bathroom. The main bedroom benefits from an en-suite shower room, mirroring the meticulous attention to detail evident throughout the home.

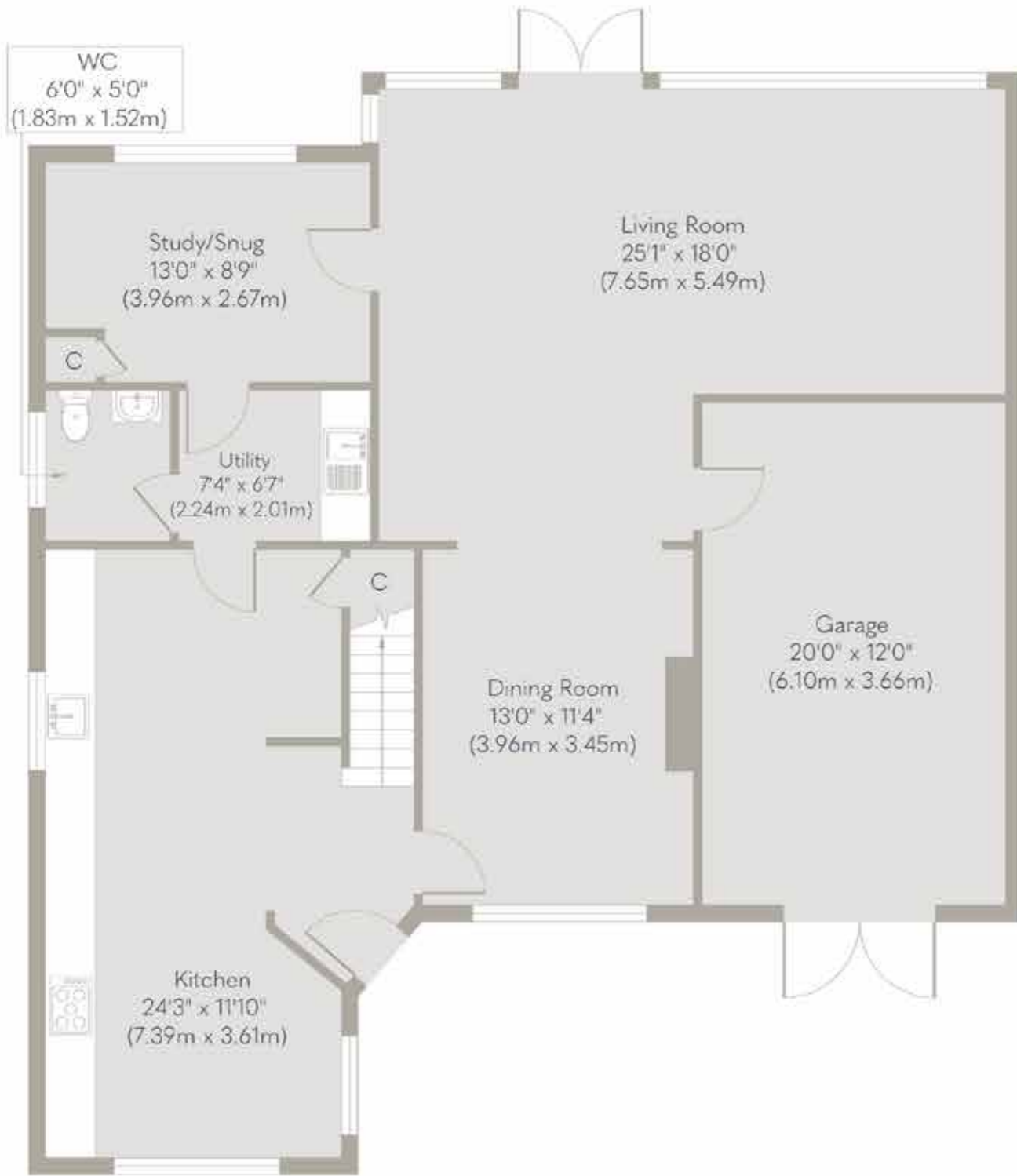


Outside, the blank canvas of the low-maintenance garden awaits the personal touch of its new owner. A gravel driveway provides ample off-road parking to the front, while the rear garden features a sizable patio area, perfect for summer BBQs, and a grass-seeded lawn promising lush greenery in due time.

Situated near one of the area's premier schools, the location of this property is highly desirable offering convenience.

In summary, this superbly renovated and modernised family home awaits its new occupants, offering the opportunity to infuse it with their own style and preferences without the need for significant additional investment.





Ground Floor
Approximate Floor Area
1,324 sq. ft
(123.00 sq. m)



First Floor
Approximate Floor Area
707 sq. ft
(65.68 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

West Walton

IN NORFOLK
IS THE PLACE TO CALL HOME



West Walton is a small village 12 miles south west of King's Lynn. The King of Hearts is the go to pub to visit in the village and has been known to serve lovely food with St Mary's Church in the foreground.

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most

prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.

With copious history and a connected future, Wisbech is a market town to be envied.



Note from the Vendor



“West Walton has a wonderful community and a great school..”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2479-2370-2404-1501

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

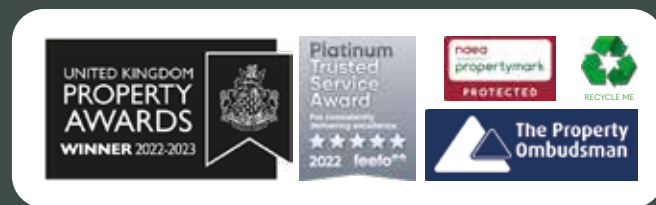
Freehold.

LOCATION

What3words: ///stupidly.eggs.thundered

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SOWERBYS



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