



THE STORY OF

Thek Hai

Ashwicken, Norfolk

SOWERBYS

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Thek Hai

East Winch Road, Ashwicken, Norfolk
PE32 1NA

Detached Family Home

Four Bedrooms

Generous Mature Plot with Field Views

Desirable Location

Double Garage

Chain Free

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“Down a quiet country road, you’re nestled comfortably in a well-established plot.”

A fine example of a long-lived and valued family home, Thek Hai joins the market in readiness for the new owners to enjoy.

Turning into a private gravel driveway from a quiet country road, the characterful facade of this mid-century home reveals itself, nestled comfortably

in its well-established plot.

A stylish timber-framed front door welcomes you in to a light and spacious central hallway, telling of the property’s era with a classic parquet floor. The hallway gives access to all of the rooms on the ground floor and an open tread staircase to upstairs.



A light and spacious ambiance endures throughout this home and Thek Hai's layout is ideal for modern family life.

There is a well-appointed kitchen/ breakfast room with generous storage and ample worktops, perfect for preparing meals, and a central island for the family to gather around. The bi-fold doors, which span the end of the room, open onto the patio and brings the beautiful garden into view. There is also a doorway out to the attached double garage and an additional area which would serve as a useful utility space, plus doors to the front and rear gardens.

Adjacent to the kitchen is a spacious L-shaped lounge which has large picture windows to enjoy views of the garden behind, and a wood-burning stove for cosy evenings.

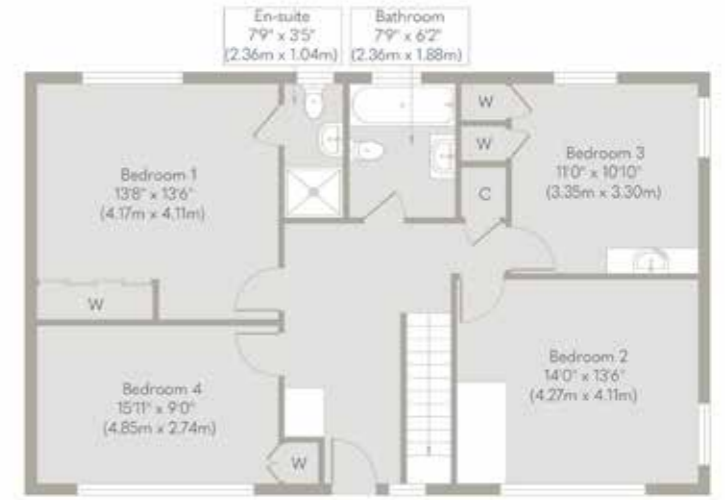
Should you require a separate space, at the front of the house there is a second reception room, which would be ideal as either a study to work from home, a snug or play room. Completing the ground floor is a WC.



Upstairs you will find four bedrooms, including a principal with a newly created en-suite shower room, and a modern family bathroom. Each bedroom enjoys glorious views of the surrounding countryside.

What makes this property notably special is the plot, with its largely lawned elevated rear garden, edged with mature shrubs and trees. It is a generous size and reaches back to meet the fields behind. At the front of the property is a further lawn with trees which provide screening from the road. The driveway provides parking for several vehicles and a double garage.





First Floor
Approximate Floor Area
888 sq. ft.
(82.49 sq. m)



Garage
Approximate Floor Area
80 sq. ft.
(7.43 sq. m)

Ground Floor
Approximate Floor Area
1,389 sq. ft.
(129.04 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.



ALL THE REASONS

Ashwicken

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of

countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this 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 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.

Ashwicken 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



“A generous plot which reaches back to the fields behind, a true feeling of countryside.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///mandolin.trying.mobile

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