



THE STORY OF

Crested Wood

Clenchwarton, Norfolk

SOWERBYS

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Crested Wood

286 Main Road, Clenchwarton, Norfolk,
PE34 4AF

Detached Four Double Bedroom House

Principal Bedroom with En-Suite

Generous Open-Plan Living

Separate Study

Log-Burner

South-Facing Garden

Elevated Rear Terrace

Off-Road Parking

Superb Local Amenities

Easy Access to Transport Links

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“Our home is luxurious, bright and peaceful...”

Welcome to this stunning, modern four bedroom detached home, where contemporary elegance meets traditional charm in perfect harmony. As you step into the spectacular double-height entrance hall, you're immediately greeted by an abundance of natural light streaming in through floor-to-ceiling windows, creating a welcoming and airy atmosphere.

To the front of the house, a stylish study provides the perfect space to work from home while enjoying views of the world outside. A conveniently located central utility space ensures that the day-to-day running of the house remains tidy and well-organised, yet easily accessible.

The heart of the home lies in the wonderful open-plan kitchen/dining and family room, stretching across the full width of the property. Here, the stunning view over the fields to the rear is truly sublime, with french doors leading to a south-facing rear terrace, offering elevated views of the picturesque rural landscape. The sleek kitchen is a joy for cooking and entertaining, enhanced by a range of integrated appliances including an induction hob, double ovens, dishwasher, and wine chiller.

For cosy evenings, the living room provides a perfect retreat, complete with a feature log burner adding extra warmth and ambiance.





Upstairs, four double bedrooms await, three of which have fitted wardrobes providing well-considered and quality storage solutions. The principal bedroom at the back enjoys the luxury of its own en-suite shower room, while all rooms are served by a family bathroom with separate bath and shower.

The mezzanine landing upstairs offers a serene space to appreciate the cathedral-like grandeur of the initial entrance, adding an extra touch of sophistication to the home.



Outside, the well-proportioned garden is an ideal gathering spot for all, from sunrise to sunset. To the front, ample off-road parking is provided on a superb composite driveway, ensuring convenience and practicality for modern living.

The present owners have thoroughly enjoyed the quieter rural setting and ease in which they can explore both the immediate village surroundings and wider Norfolk, including trips to the beautiful North Norfolk coast.

Experience the perfect blend of contemporary luxury and timeless elegance in this exquisite modern home. Schedule a viewing today and discover the unparalleled beauty and comfort that await you in this exceptional property.



First Floor
Approximate Floor Area
853 sq. ft
(79.23 sq. m)



Ground Floor
Approximate Floor Area
860 sq. ft
(79.93 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



Clenchwarton

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving Norfolk village in the heart of the fens, Clenchwarton is only a few miles from King's Lynn, with

good bus links into the town. The village offers a range of clubs and organisations, as well as a post office, general store, two public houses, children's play area, playing field and a good primary school.

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.

During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented

at True's Yard Museum. With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

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.



Note from the Vendor



Thornham

“Thornham is perfect for a walk on the beach followed by lunch at Thornham Deli...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0350-3653-5050-2992-1331

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

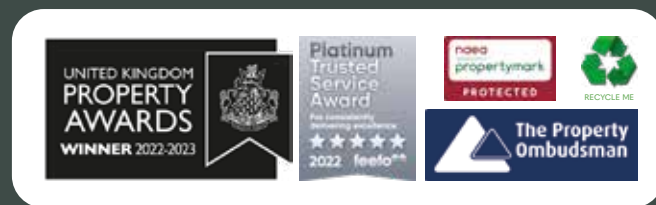
What3words: ///

AGENT'S NOTE

The property benefits from a 10 year 'Build Zone' structural warranty (recognised by lenders and companies with the UK Finance Initiative). There is a shared access driveway of which each property has a right-of-way over the neighbouring portions, and in turn grants a right-of-way over the portion under its ownership, to each of its neighbours. No caravans can be parked to the front.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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