



THE STORY OF

113 Main Road

Clenchwarton, Norfolk

SOWERBYS

S

THE STORY OF

113 Main Road

Clenchwarton, Norfolk
PE34 4BG

Four Bedrooms Georgian Cottage

Ground Floor Bedroom with En-Suite Shower Room

Open-Plan Kitchen/Dining Room with Bi-fold Doors

Living Room with Log-Burner

Luxurious Family Bathroom

Bedroom with Juliet Balcony

Generous Garden

Timber Outbuildings

Superb Village Location

Close to Local Amenities

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“Enjoy sitting outside and soaking up the lovely garden with its large lawn areas and gentle plant bordering...”

Welcome to this delightfully modernised four-bedroom Georgian cottage, a testament to the seamless integration of period character with 21st-century design. Cleverly reconfigured to offer versatility and functionality, this home caters to a multitude of prospective buyers seeking the perfect blend of charm and contemporary living.

Upon entering, you're greeted by an open-plan kitchen/dining room – the

heart of the home and a space designed for gatherings and entertaining. The fantastic range of kitchen units, with their timeless shaker-style, pays homage to the property's roots while providing ample storage and work surfaces for brilliant functionality. The vaulted ceiling, with roof lights, enhances the sense of bright open space, while bi-fold doors seamlessly extend the living area to the outside during warmer months, creating a great indoor-outdoor flow.



Skilful alterations to the layout have introduced a practical and well-formed utility room with WC, adding to the home's convenience. Additionally, there's a fantastic double bedroom with an en-suite shower room downstairs and to the rear of the home, which has significantly amplified its scope and appeal.

A generous living room, complete with a log burner, offers a wonderfully cosy retreat for relaxing evenings by the fire. Exposed beams throughout serve as reminders of the home's charm and history, adding to its character and warmth.

Upstairs, three bedrooms are served by a luxurious family bathroom boasting a separate shower and a free-standing roll-topped bath. The largest of the bedrooms features french doors opening to a Juliet balcony, offering views over the fabulous garden and beyond.

Outside, the residence boasts wonderful curb appeal with off-road parking for multiple vehicles and an oak-finished storm porch. The garden is particularly impressive, featuring largely open lawn areas and gentle border planting. Two wooden outbuildings provide ideal storage or hobby space, adding to the practicality and charm of this exceptional property.

Experience the perfect blend of Georgian elegance and modern comfort in this versatile and inviting home. Don't miss the opportunity to make it yours and enjoy the best of both worlds – timeless charm and contemporary living at its finest.





First Floor
Approximate Floor Area
563 sq. ft
(52.30 sq. m)



Ground Floor
Approximate Floor Area
947 sq. ft
(87.97 sq. m)

Outbuilding
Approximate Floor Area
309 sq. ft
(28.70 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 Sowerbys



“The views out over the garden are terrific, whilst you're located in a lovely village setting.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, and drainage.
Heating via an oil-fired external combi boiler.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5034-9925-5300-0324-7292

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: ///rare.loved.simple

AGENT'S NOTE

The property is subject to a small portion of flying freehold.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL