



THE STORY OF
33 Church Road

Flitcham, Norfolk

SOWERBYS

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THE STORY OF

33 Church Road

Flitcham, King's Lynn, Norfolk
PE31 6BU

Village Location

Easy Access to Local Amenities

Excellent Access to the Outdoors

Characterful Cottage Charm

Newly Laid Porcelain Tiled Patio and Resin Driveway

Potential for Further Extension (STPP)

Planning Permission Granted for a Garage

SOWERBYS KING'S LYNN OFFICE

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“This is a village with a real community.
Being somewhere like that makes
you love your home more.”

Morning coffee in the garden, head to the nearby Royal Sandringham Estate or stunning north Norfolk coast, swing by Bircham Windmill to pick up a loaf of fresh bread on the way home and then stroll through the back paths for an evening meal at the nearby Ffolkes Arms, a 300 year old coaching inn. A day with all this whilst remaining within easy reach of the market town of King’s Lynn and its amenities and a train line down

to London King’s Cross with Cambridge and Ely along the way. This is the life which 33 Church Road could offer you.

Cottages often conjure thoughts of character and cosiness and this is certainly no exception. From the moment you head through the little wooden gate and up the garden path there’s a sense of invitation and a warm welcome.





Naturally, for such a location, the primary entrance is a useful space in which to remove the outer garments from the day's activities - conveniently, the newly fitted shower room is just next door to get rinsed down and freshened up.

A galley kitchen, with shaker style units and exposed brick work, is a wonderfully bright and inspiring place and happily enjoys views over both garden areas to the front and side. The dining room comfortably accommodates a good sized table and additional furniture for family meals or entertaining visiting guests long into the evening hours.

The neighbouring sitting room is equally as generously proportioned with a focal log-burner adding to its snug and charmed feel - a great spot for a quiet read or a favourite television series.





Upstairs are three bedrooms with two being particularly spacious and benefiting from clever and superbly crafted in-built storage.

All three can, however, accommodate a double bed. The ceiling heights further accentuate these fabulous and individual rooms.





Outside the addition of a newly erected fence offers extra privacy and security for pets and children, as well as better defining space for garden furniture making it the perfect retreat on a sunny afternoon. The newly laid porcelain tiled patio area creates the ideal space for outdoor dining. For additional storage there is a large shed.



Despite being made up of only a few roads, it can be entertaining to navigate the village of Fritcham as historically many of the older houses would have been occupied by estate workers and - as such - it is understood that the property numbering is based upon the workers' pay roll number and so does not always follow the same logic as is applied to areas of newer development.

Whether a keen walker, rider, cyclist, wind surfer, artist, local history enthusiast, or all of the aforementioned, then this is a superb location for a whole host of lifestyles, activities and interests.





First Floor
Approximate Floor Area
387 sq. ft
(35.95 sq. m)

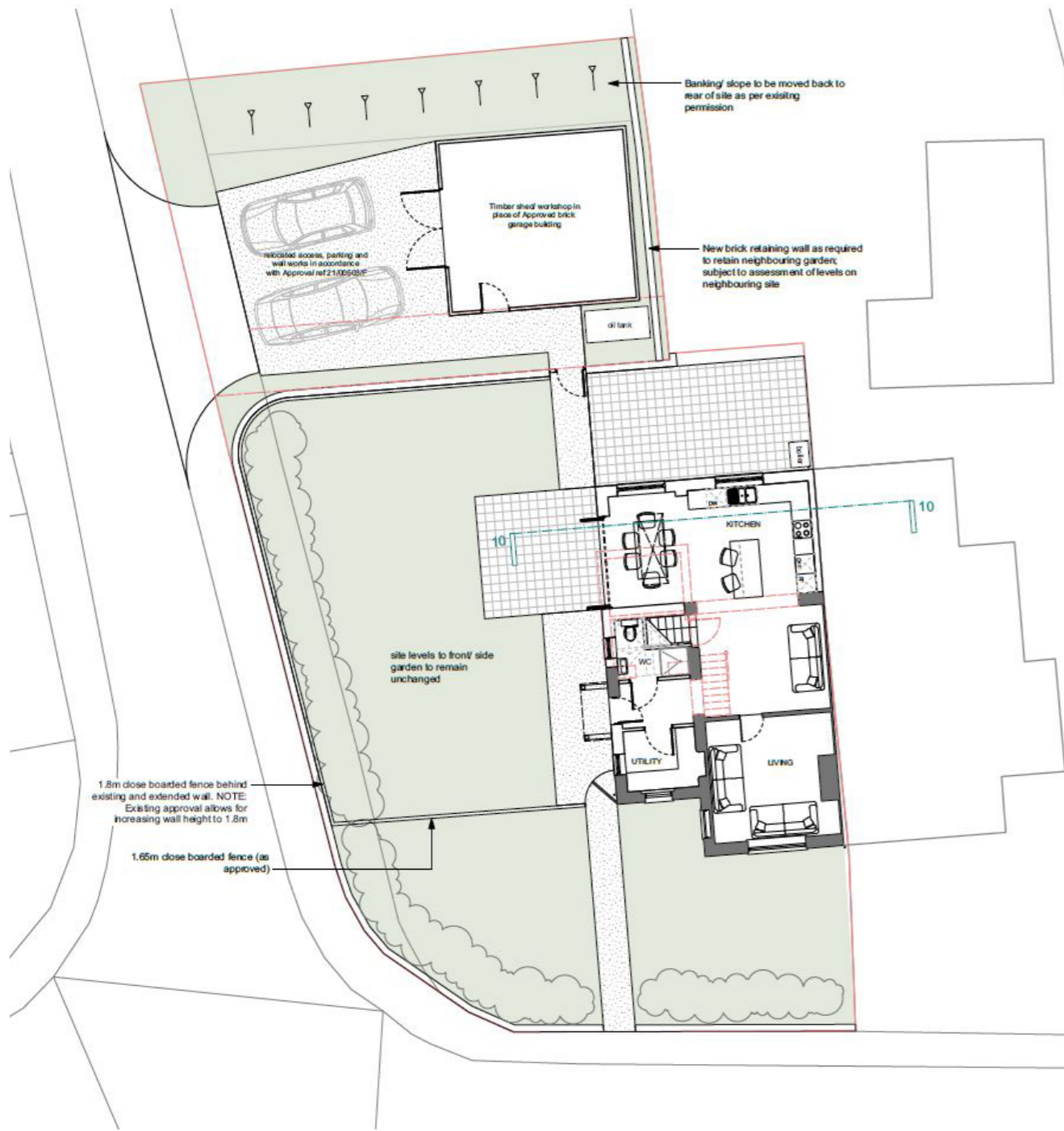


Outbuilding
Approximate Floor Area
69 sq. ft
(6.41 sq. m)

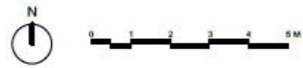
Ground Floor
Approximate Floor Area
471 sq. ft
(43.75 sq. m)

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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1 PROPOSED GROUND FLOOR PLAN
1:100



ARCHITECTS

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Job Title

33 CHURCH ROAD
FLITCHAM

Drawing Title

PROPOSED FLOOR PLANS, ROOF
PLAN, ELEVATIONS, SECTION AND
3D VIEWS

Date	Sheet Size	Drawn By
FEB 2022	1:100 @ A1	JB
Job no	Dwgs no	Rev
2203	A.1000	C

APPROVAL

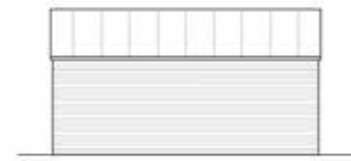


2 PROPOSED FIRST FLOOR PLAN
1:100

3 PROPOSED ROOF PLAN
1:100



4 PROPOSED FRONT (SOUTH) ELEVATION
1:100



7 GARAGE (NORTH) ELEVATION
1:100



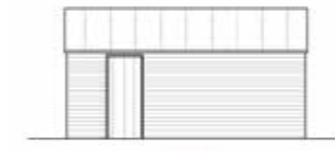
v1 VIEW FROM WITHIN GARDEN



8 GARAGE (EAST) ELEVATION
1:100



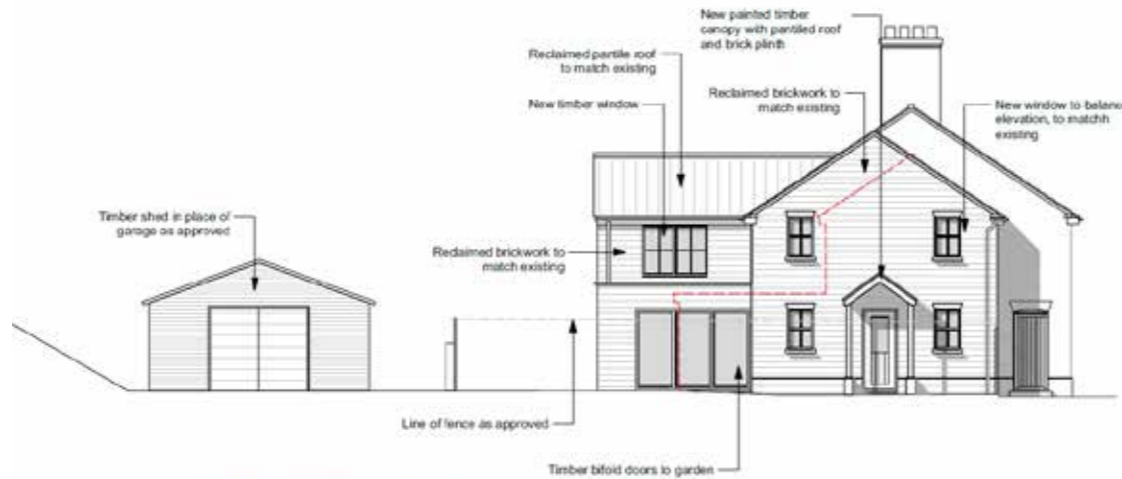
v2 VIEW FROM ICKNEILD WAY



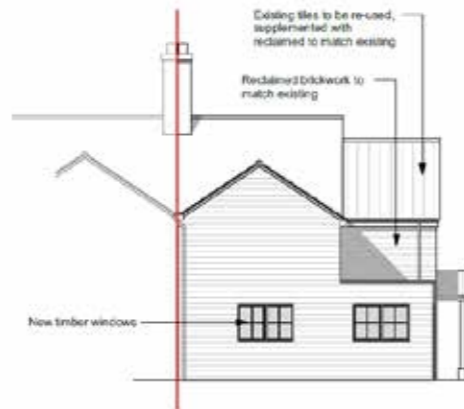
9 GARAGE (SOUTH) ELEVATION
1:100



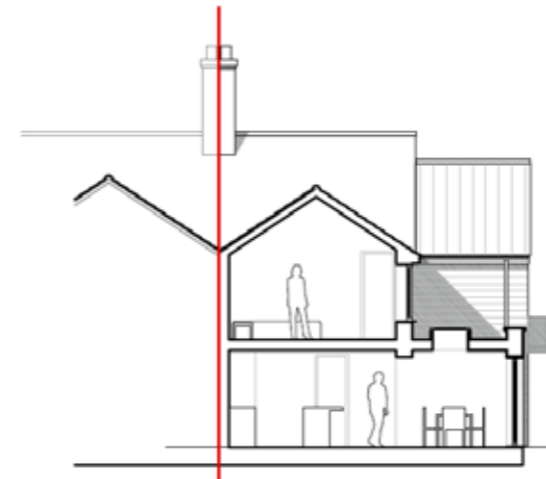
v3 VIEW FROM CHURCH ROAD



5 PROPOSED SIDE (WEST) ELEVATION
1:100



6 PROPOSED REAR (NORTH) ELEVATION
1:100



10 SECTION AA
1:100

Rev No.	Date	Notes
A	01.03.22	ADDITIONAL SITE INFORMATION ADDED
B	20.05.22	AMENDED FOLLOWING MEETING
C	26.07.22	AMENDED FOLLOWING FEEDBACK FROM PLANNING AUTHORITY

ALL THE REASONS



Flitcham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small west Norfolk village, Flitcham is situated 7 miles north east of King's Lynn and straddles the B1153, just to the north of the A148 Fakenham Road at Hillington.

(Hillington and Flitcham), bowls club, and a vibrant community centre housed in the old Bell public house which is also home for various clubs including Good Companions, Keep Fit, and the village darts and dominoes teams. Flitcham has a thriving village school which also runs a mother and toddler group.

The parish is known as Flitcham cum Appleton - although the latter now consists of a farm and a few cottages, whilst Appleton church is just a ruin.

Along with the villages of Anmer, West Newton, Wolferton and Shernborne, it forms part of the Royal Sandringham Estate and the original carved village sign was a gift of King George V in 1912.

Flitcham School and many of the cottages are built in the very attractive local "Carrstone". This distinctive brown stone is seen over a relatively small area of west Norfolk only. The village has a strong community with a football team (Flitcham and Hillington), a cricket club

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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. 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.



Note from the Vendor



"Perfect coastal living."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 1539-8223-8000-0772-8226

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.

AGENT'S NOTE

The property is subject to a covenant to not use the property otherwise than as a single private dwelling house with the usual offices and outbuildings. This does not prohibit long term rental but the property cannot be used for holiday let purposes.

Caravans are permitted to be parked at the property for a period of no more than six weeks in any one year.

Planning permission has been granted for the construction of a brick garage, as per planning reference 21/00503/F. Additional planning has been granted for an extension to the side and rear of the property as per reference 22/01000/F.

The office is for sale by negotiation.

SOWERBYS



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