



13b Station Road

WALPOLE CROSS KEYS

SOWERBYS

Land & New Homes Specialists



INTRODUCING

13b Station Road

Walpole Cross Keys, Norfolk
PE34 4HB



Newly Built Family Home

Four Bedrooms

Two Bedrooms with Ensuite

Sociable Kitchen with Utility and Dining Area

Separate Family Sitting Room, Home Office or Snug

South-Facing Rear Lawn Garden and Paved Terrace

Open Farmed Field Views to Rear

Garage and Ample Off-Road Parking

10 Year Structural Warranty

Air Source Heating



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“A thoughtfully designed home which ably meets the needs and necessities of a modern lifestyle.”

A newly built family home with a welcomed twist; offering all the current comforts and the reassuring efficiency of a modern home, with a hint of cottage charm and character exuding from its exterior.

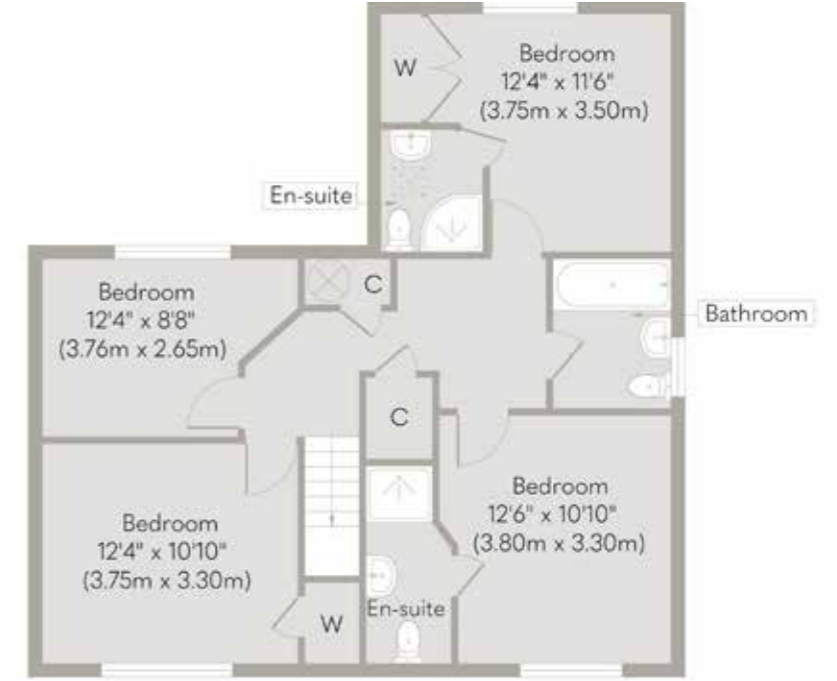
This thoughtfully designed home ably meets the needs and necessities of today's busy family lifestyle, with ample independent receptions affording solace and separation - when required. It is, however, only a set of double doors which segregate the sociable open-plan kitchen/

dining area from the ample family sitting room.

A further set of double doors spill out from the heart of this home onto an expansive paved, south-facing rear terrace which overlooks a patchwork of farmed fields.

To the first floor, a family bathroom and four bedrooms, two with ensembles, roundly complement this modern family home.





First Floor
Approximate Floor Area
758 sq. ft
(70.40 sq. m)



Garage
Approximate Floor Area
194 sq. ft
(18.00 sq. m)

Ground Floor
Approximate Floor Area
941 sq. ft
(87.38 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.

The Developer



Covell Construction is a well-respected local development company known for delivering high-quality homes.

Established in house building, groundworks, and construction - having started working with his respected father and grandfather in 1986, Kevin Covell created Covell Construction in 2008. Today the company has a dedicated team of eight groundworkers and machine operators, serving East Anglia, Cambridgeshire, and Lincolnshire.

With a commitment to providing homes built to the highest of qualities, Covell Construction are verse in handling projects of all sizes, but always with a commitment to excellence.

Covell

Construction Ltd



The Specification

EXTERNAL FINISHES

- Grey Roof Tiles Over Mixed Buff Coloured Brickwork
- Anthracite Aluminium Rainwater Goods
- Cream PVCU Double Glazed Windows & External Doors
- Anthracite Up & Down Lights to Property & Garage
- Oak Timber Framed & Tiled Covered Entrance with Wood Coloured Door
- Wood Coloured Electric Shutter Garage Door
- Single Garage with Power & Light
- Gravel Driveway
- Mix of Concrete & Timber Post & Timber Panel Fencing & Gates
- Timber Post & Rail Fencing to Rear Field Views
- Grey Porcelain Pathway & Rear Terrace
- Lawned Rear Garden
- Outside Tap

INTERNAL FINISHES

- White Painted Walls & Ceilings
- White Painted Wood Finishings
- Glass Balustrades
- Oak Interior Doors with Chrome Ironmongery
- Some Oak & Glass Panelled Interior Doors with Chrome Ironmongery
- Grey Porcelain Floor Tiling to Entrance Hall, Kitchen & Utility
- Grey Carpets to Receptions, Bedrooms, Staircase & Landing
- Mix of Downlights & Pendants

KITCHEN & UTILITY FINISHES

- Dust Grey Cartmel Base & Wall Units with Fontaine Chrome Handles
- Grey Bellato Worktops & Upstands
- Veloreduo Stainless Steel 1½ Bowl Kitchen Sink with Curved Chrome Faucet

- Stainless Steel Single Bowl Utility Sink with Chrome Lever Faucet
- Touch Control Black Ceramic Hob with Black Glass Splashback
- Black Angled Extractor with LED Lighting
- A Pair of Fan Ovens with Soft Close Doors & Telescopic Shelving
- Integrated Fridge Freezer, Dishwasher, Washing Machine & Waste Bins

BATHROOM FINISHES

- White Sanitary Ware with Black Faucets
- Black Framed Shower Screen
- Black Heated Ladder Radiator
- White with Grey Fleck Polished Porcelain Floor Tiling to Bathrooms
- Marble Effect Wall Tiling to some walls in Bathrooms & Ensuites
- Backlit Wall Mirrors to Bathrooms & Ensuite

GENERAL INFORMATION

- White & Eddy 10 Year Structural Warranty
- Waste Treatment Plant
- Mains Water & Electricity
- Air Source Heating
- Underfloor Heating to Ground Floor & Radiators Elsewhere
- Smoke Detection System
- Freehold



ALL THE REASONS

Walpole Cross Keys

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in a Norfolk location, Walpole Cross Keys borders both Cambridgeshire and Lincolnshire - but is only eight miles from the popular market town of King's Lynn.

Developed as an adjunct to Walpole St Andrew and Walpole St Peter, named after the brothers whose symbol is the crossed keys of heaven and hell, the village's name derives from "Pool by the Wall" and the fact that a marsh had to be crossed to get to nearby Long Sutton.

Surrounded by large open fields, farming played a large part in the history of the village. Today the village has a small, but noteworthy, community spirit.

The Walpole Cross Keys Primary School teaches children from reception years through to Year 6, and means that for new families there's a school within the village - one which likes to promote valuing the location they come from and its benefit to the wider community.

A popular farm shop and butchers, Samuel's is located between Walpole Cross Keys and Walpole St Andrew, offering fresh and local produce - often receiving many positive reviews.

Further amenities can be found only 15 minutes away with King's Lynn offering a range of shops, restaurants, and entertainment facilities.

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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

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



"A home which is well-located, in a quiet position but close to King's Lynn and a range of amenities."

SOWERBYS



SERVICES CONNECTED

Mains water- and electricity. Drainage via a waste treatment plant.
Air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///bystander.conceals.filled

AGENT'S NOTE

Some pictures have been virtually staged with computer generated images.

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.



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