



Common Road  
Walton Highway PE14 7DG

**BROWN & CO**



## Common Road, Walton Highway PE14 7DG

Outstanding detached house

Four bedrooms, master with en-suite & walk in wardrobe

Open plan kitchen, dining & family room

Glazed & covered outdoor dining & seating area

Landscaped south facing garden

Double garage

Field views

Must be viewed to fully appreciate



### Introduction

Brown & Co offers an outstanding, four bedroom, modern home with field views in Walton Highway, Norfolk. The property which was completed in 2020 offers a super, proven popular, modern design and built by a respectable local builder. The home is stunning in presentation and benefits from several additions made by the owners since new. Viewing is essential to fully appreciate the property.

### Location

The delightful village of Walton Highway is located on the borders of Norfolk and Cambridgeshire and lies just North of the thriving Georgian market town of Wisbech. The village is appointed with junior schooling, nursery, public house, fish and chip shop and takeaway and a very popular farm shop and butchers with restaurant and barn known as Worzels. The village is ideally located with regular bus routes and easy vehicular access to both the A47 and A17. Train stations with direct links to Ely, Cambridgeshire and London are found close by with Watlington approximately 8 miles away and King's Lynn station just 12 miles from this wonderful modern home.

### The property

The house is approximately 200m<sup>2</sup> in size and has one of the best, modern designs we have seen in a new build property.

The arrangement which is set over two floors is perfect for today's living. There is a wide reception hallway which gives access to a study, sitting room, wc and open plan living area. This area at the rear comprises a superb, functional and versatile space with kitchen, dining area and family room with pitched roof and doors to the rear. On the first floor there are four double bedrooms and family bathroom positioned off a large landing. The master bedroom having an en-suite facility and walk in wardrobe, three further bedrooms two of which have fitted storage - a rare commodity in modern houses. Outside, there are some pleasant south facing field views to the rear. The garden has been extensively landscaped by the owners and is maturing nicely and featuring cherry trees and wisteria. There has also been a sun room added to the lounge which is glazed and covered, providing outdoor dining and seating area. To the front, there is a private driveway with ample parking for numerous vehicles and double garage with remotely operated roller doors. A section of the garage has been partitioned off and is currently used as a gym, but this can be removed.

### Further information

The property has air source heating to the underfloor system on the ground floor and radiators to the first floor. Water, electric and drainage are on mains and is alarmed.

EPC Certificate - B.

Council Tax - Band E.

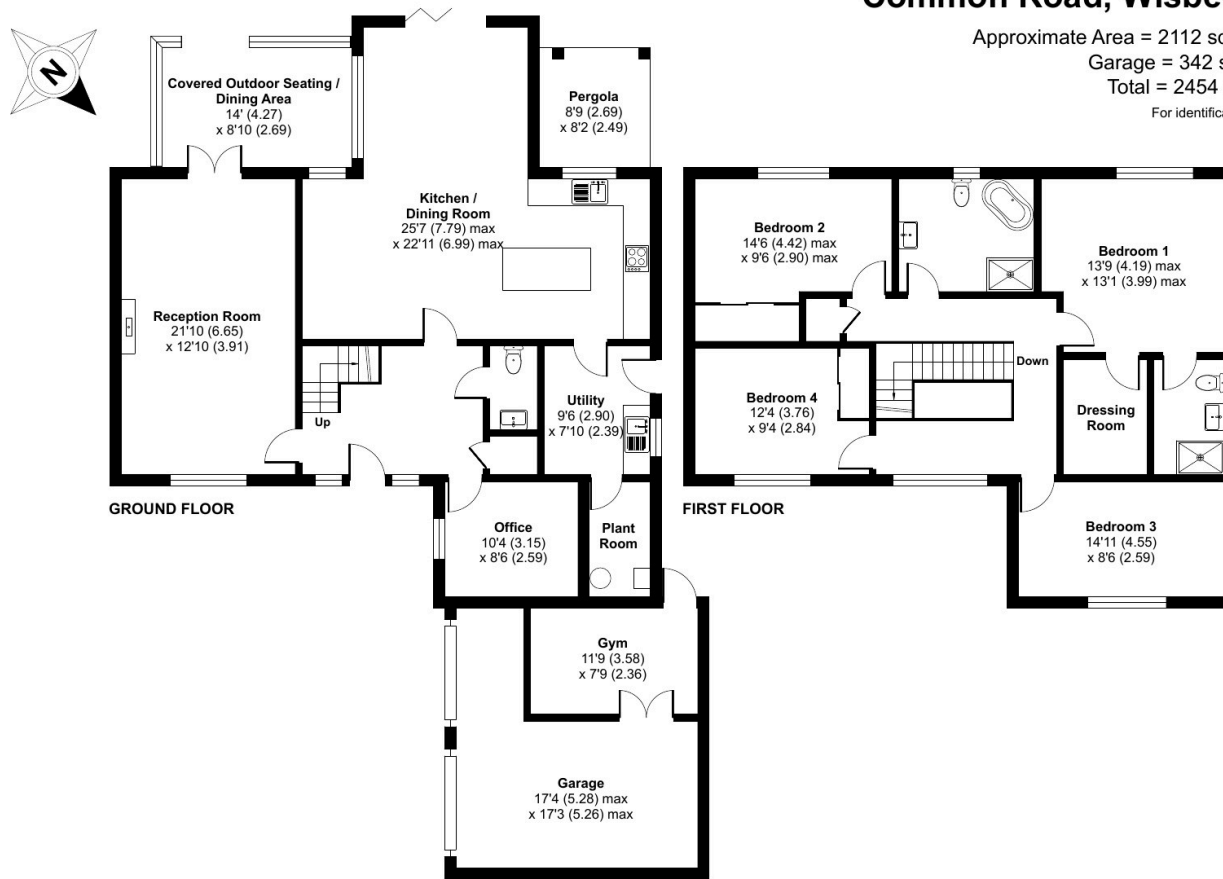
The home was built in 2020 by Richard Knights Homes Ltd and is one of the longest established house builders in the area, trading for more than 50 years and building more than 300 homes. They have built up a reputation in the building industry to be one of the most reliable construction firms in the area.

### Viewing procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

# Common Road, Wisbech, PE14

Approximate Area = 2112 sq ft / 196.2 sq m  
 Garage = 342 sq ft / 31.8 sq m  
 Total = 2454 sq ft / 228 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
 Produced for Brown & Co. REF: 1152161

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&Co**  
 Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ  
 T 01553 770 771  
 E kingslynn@brown-co.com

**BROWN & CO**  
 Property and Business Consultants