



THE STORY OF  
**Nar View**  
*Wormegay, Norfolk*

**SOWERBYS**





THE STORY OF

# Nar View

Castle Road, Wormegay  
Norfolk, PE33 0SG

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Sold with No Onward Chain

Modern Detached Family Home Featuring a  
Mix of Norfolk Flint and Brick Exterior

Open Plan Sitting/Dining Room with Bi-  
Fold Doors to the Raised Patio Area

Kitchen/Breakfast Room

Separate Study/Play Room

Four Double Bedrooms Set Across Two Floors

Principal Bedroom with En-Suite  
and Access to a Superb Balcony

Two Further Family Bathrooms

Superb Field Views to Front and Rear

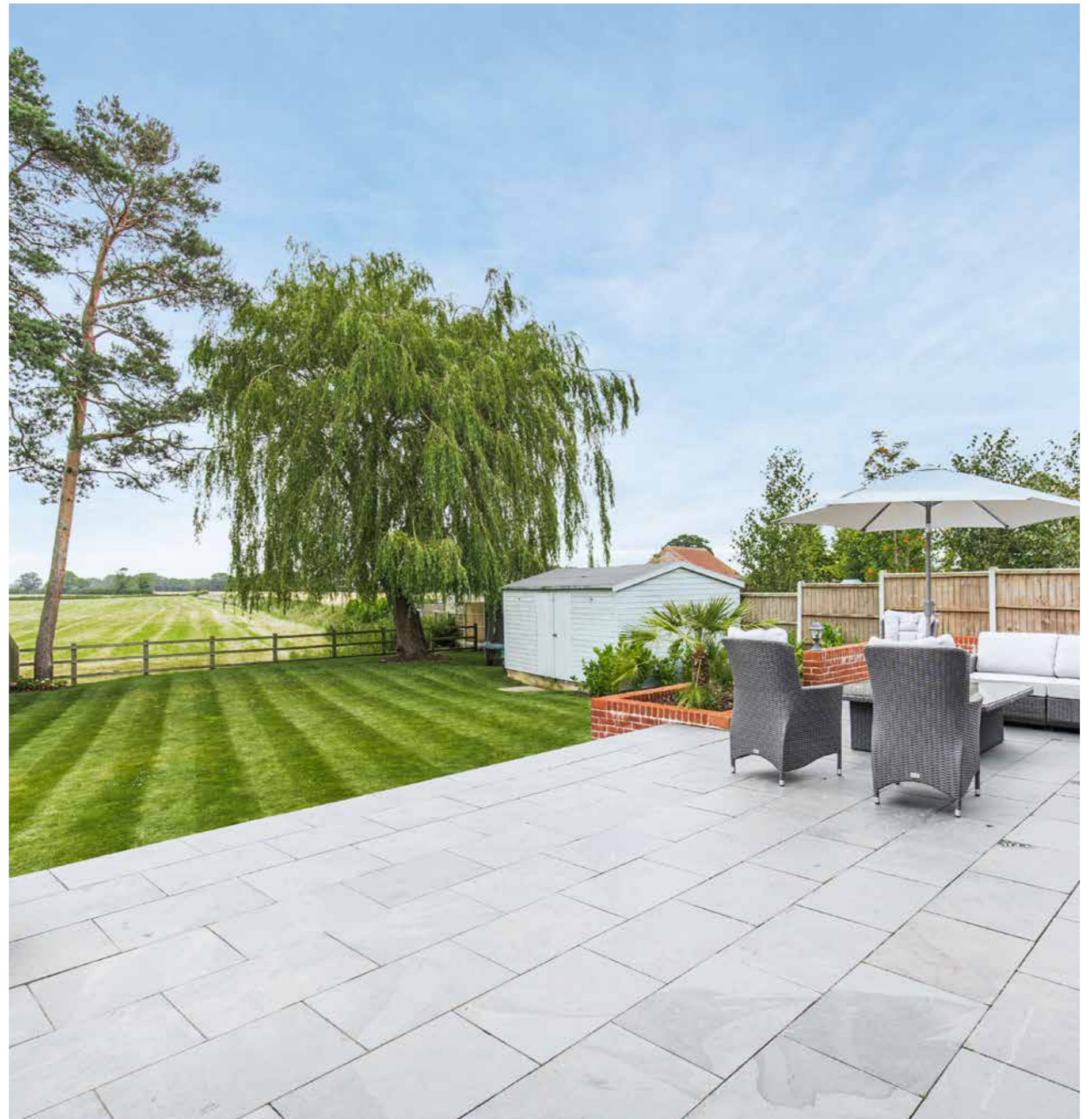
Off Road Parking and Fully Enclosed  
Landscaped Rear Garden

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Introducing Nar View, a contemporary residence with a flexible layout and picturesque views of the surrounding fields. This bespoke-built home is perfect for those who love hosting family gatherings and social events. The central sitting/diner with its bi-fold doors seamlessly connects the interior with the outdoor raised patio, creating an ideal space for entertaining.

The well-equipped kitchen and breakfast area provides ample workspace for enthusiastic cooks. The staircase to the front of the property leads you to four spacious double bedrooms, which are accessed across two floors, with the impressive principal bedroom featuring an en-suite and access to a stunning balcony overlooking the abundant wildlife in the fields.

Outside, the property features a neatly maintained front gravel drive and a fully private rear garden with captivating views. The large patio area is perfect for alfresco dining, while the expansive lawn and garden shed offer space for outdoor activities and storage.

In summary, Nar View is a modern, bright, and practical home offered for sale with no onward chain, ready for its new owners to move in and enjoy.





We would describe our home as unique, charming and practical.







Second Floor  
Approximate Floor Area  
698 sq. ft  
(64.87 sq. m)



First Floor  
Approximate Floor Area  
698 sq. ft  
(64.87 sq. m)



Ground Floor  
Approximate Floor Area  
975 sq. ft  
(90.55 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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# Wormegay

WHERE HISTORY EMBRACES  
SERENITY

The village of Wormegay is located approximately seven miles from the historic town of King's Lynn.

A peaceful village setting, yet well-located close to the A10, one of the village's landmarks is its adjacent Wormegay Castle, a unique earthwork motte-and-bailey fortress. The large motte is encircled on three sides by a two-meter-deep ditch.

Close to other nearby village, such as Tottenhill, Shouldham, and Setchey, there are amenities close by but perched on the banks of the River Ouse, nearby King's Lynn offers the most immediate town.

A centre of trade and industry since the Middle Ages, King's Lynn 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 from the town, its direct rail line into London King's Cross - arriving in the capital in just 1 hour 40 minutes - can be caught from Watlington for residents of Wormegay. With the connectivity afford by this area of West Norfolk, growing number of professionals seeking an easy commuter route are attracted to the area and the glorious Norfolk countryside.



## Note from the Vendor



"We love the views from our patio overlooking the fields behind. There are often deer, barn owls and other birds of prey in the field."



### SERVICES CONNECTED

Mains water and electricity. Air source heating with underfloor heating to all levels. Drainage via treatment plant.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 9748-4050-7374-3755-2920

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: ///credit.vintages.assures

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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