



THE STORY OF

# 2 May Cottages

*Middleton, Norfolk*

SOWERBYS



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## 2 May Cottages

Middleton, Norfolk  
PE32 2RP

Mid-Terraced Cottage

Full of Character and Charm

Delightful Fitted Kitchen

Sitting Room with Fireplace

Two Double Bedrooms

Walk-In Shower Room

Parking for up to Two Vehicles

No Onward Chain

**SOWERBYS KING'S LYNN OFFICE**

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A delightful, well-maintained, and characterful cottage located in a peaceful village with convenient access to the A47 and just a short drive from King's Lynn. This charming home offers off-road parking for up to two vehicles, a private garden, and the added advantage of being available with no onward chain.

Enter through the boot room, a practical space that also functions as a utility area. From here, a door leads to the lobby, which provides access to a neatly appointed shower room, a useful storage cupboard, and an opening to the kitchen.

The kitchen has been thoughtfully designed with both charm and functionality in mind, boasting ample cabinets, worktop space, and an integrated cooker, hob and extractor fan. Adjacent to the kitchen is the sitting room, where a brick-built fireplace adds warmth and character, and a door opens onto the garden.

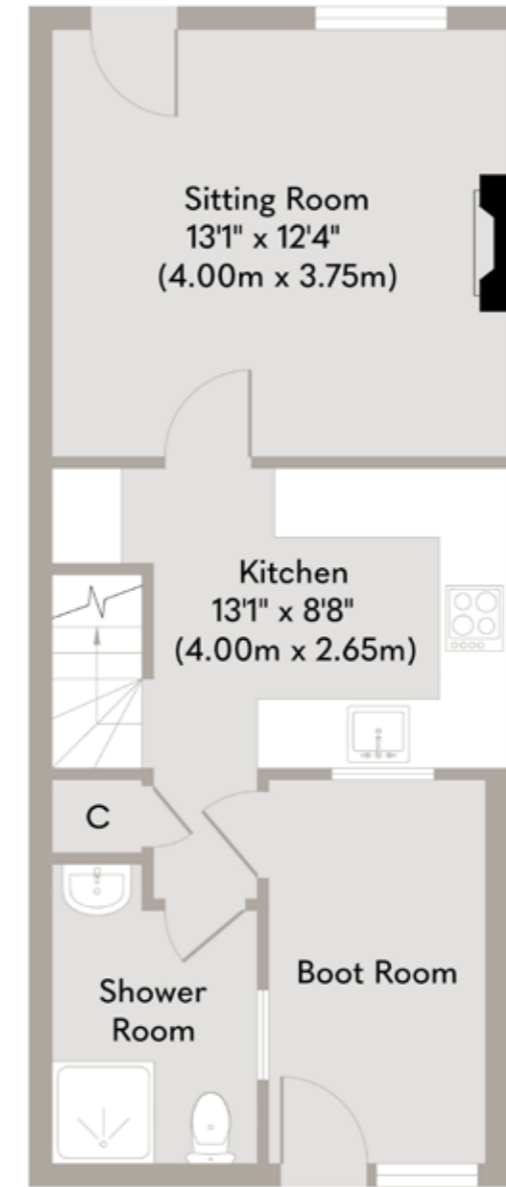
Upstairs, the property features two bedrooms with beautifully preserved original timber floorboards. The primary bedroom is a spacious double, while the second bedroom is ideal as a smaller double. Both rooms are served by the ground-floor shower room, stylishly finished with natural stone flooring, underfloor heating, a walk-in shower, a hand basin, a WC, and a heated towel rail.

The property is set back from the road with a shingle frontage and allocated parking for up to two vehicles. The fully enclosed garden, also laid to shingle, provides a low-maintenance space perfect for summer barbecues or evening relaxation. A gated access connects the garden to the main road, offering convenience without compromising privacy. Separate from the house, there is a small brick-built storage shed.

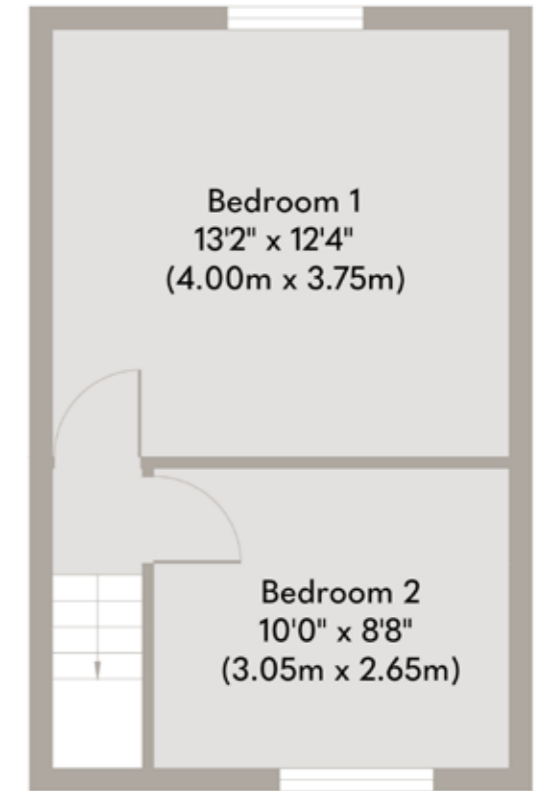
This cottage is a rare find, blending traditional character with modern comfort in a serene village setting.







**Ground Floor**  
**Approximate Floor Area**  
**424 sq. ft**  
**(39.34 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**281 sq. ft**  
**(26.09 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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# Middleton

VILLAGE LIFE WITH A SELECTION TO SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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 the Vendor



“We have loved the quiet and peaceful area with lovely neighbours.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via programmable radiators.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

E. Ref:- 2112-2100-2171-6193-1524

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: ///stubby.turns.simulates

### AGENT'S NOTE

The property's access to both the front and rear is shared with a right of way provided for the property itself and for neighbouring properties.

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

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

Nelson's  
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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