



18 Common Road
Walton Highway | Norfolk | PE14 7DG

FINE & COUNTRY

IDYLLIC FIELD VIEWS



With a setting on a quiet lane just outside the centre of Walton Highway, this superb modern family home with a striking contemporary design is beautifully presented throughout and offers a generous sized garden and far-reaching field views.

Built in 2020 by renowned local builders Richard Knight Homes, this detached house combines the best of modern living with a peaceful rural setting and excellent access to the A47 for King's Lynn, Wisbech and Peterborough.



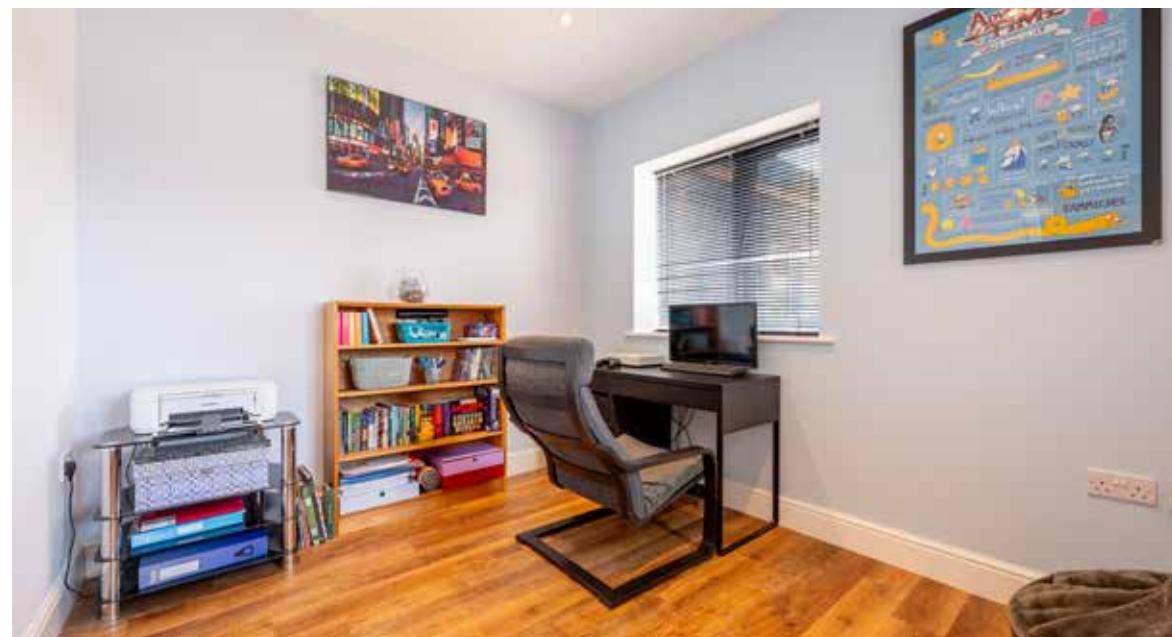
KEY FEATURES

- An Outstanding Detached Modern House with Field Views in the Village of Walton Highway
- Four Double Bedrooms - Master with En-Suite Bathroom and Dressing Room and a Family Bathroom
- Large Open Plan Kitchen/Diner/Family Room with Triple Bi-Fold Doors to the Garden
- Dual Aspect Generous Living Room with Wood Burner
- Spacious Entrance Hall, Separate Study and Utility Room
- Double Garage with Adjacent Area Used as Office/Games Room
- Electric Gated Driveway and Ample Parking on Shingled Drive
- Landscape, Private South-Facing Garden with Large Terrace for Entertaining with Retractable Awning
- The Accommodation extends to 2,531sq.ft
- Energy Rating: B

This is a superb executive family home in a peaceful village setting, offering excellent build quality and design, a generous garden and outstanding access to local amenities and transport links.

The Wow Factor

"We bought the property off plan when it was just a building site! We loved the house because of its location on a quiet lane and, when entering an identical one that was nearing completion, there was an immediate sense of the space it offered. I instantly knew that I loved it," the owner recalled. The home's wide reception hallway leads to a separate study, a large dual-aspect living room, and an open-plan kitchen/diner/family room at the rear of the property. The kitchen is fitted with modern units and is bathed in natural light from triple bi-fold doors that open onto the garden. The sense of space and light, especially in the kitchen/diner, is a real highlight for the owner: "Moving through to the kitchen/diner/lounge brings a smile to your face with its sleek modern kitchen units and underslung sink – the overall effect is stunning. Add to that the sense of space and light provided by the triple bi-fold doors looking out on to a large garden and the sum result is definitely a wow!"





KEY FEATURES

High Standards

The property is finished to the highest standards, with underfloor heating on the ground floor, radiators upstairs, and double-glazed windows throughout. The house was built by Richard Knight Homes, a local builder with over fifty years' experience and an excellent reputation for quality and reliability. As a new build, the house "Is pretty much standard ... we did not feel the need to change anything as it has everything we need ... and it's still a current design that the small local builders are employing in their construction projects."

Favourite Spaces

"My favourite room is the lounge because it's quite away from the rest of the house – or so it feels – and it has a calm but cosy feel to it," the owner said. The house is large enough to find a quiet spot for your own time, whether in the lounge or the garden room. The open-plan kitchen/diner/family room is unquestionably the hub of the house and perfect for modern living and entertaining, with its seamless flow to the garden and abundance of natural light.

The Outside

The property enjoys a large south-facing garden with far-reaching views over fields and is not overlooked. The garden features a terraced area with a retractable awning which can be accessed directly from the living room via the French doors. The electric gated driveway provides ample off-street parking for vehicles, and the double garage with remotely operated roller doors offers further storage.

On Leaving

"I will miss the sense of space and privacy and just the ease of living there ... it's been a brilliant home," the owner reflected. "The house is perfect for modern day living with under floor heating and lots of space for parking, and with lots of space inside it never feels crowded."





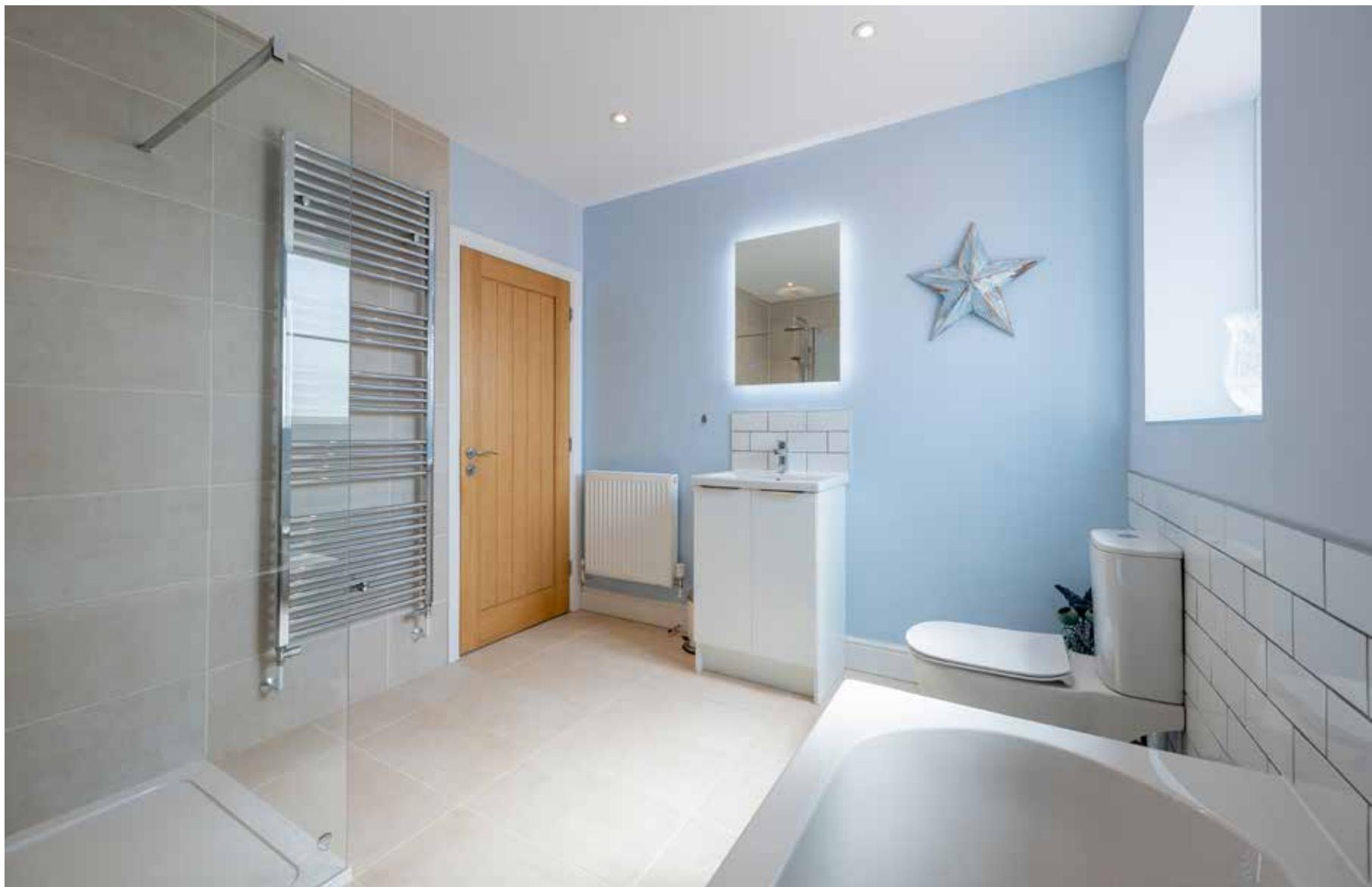
















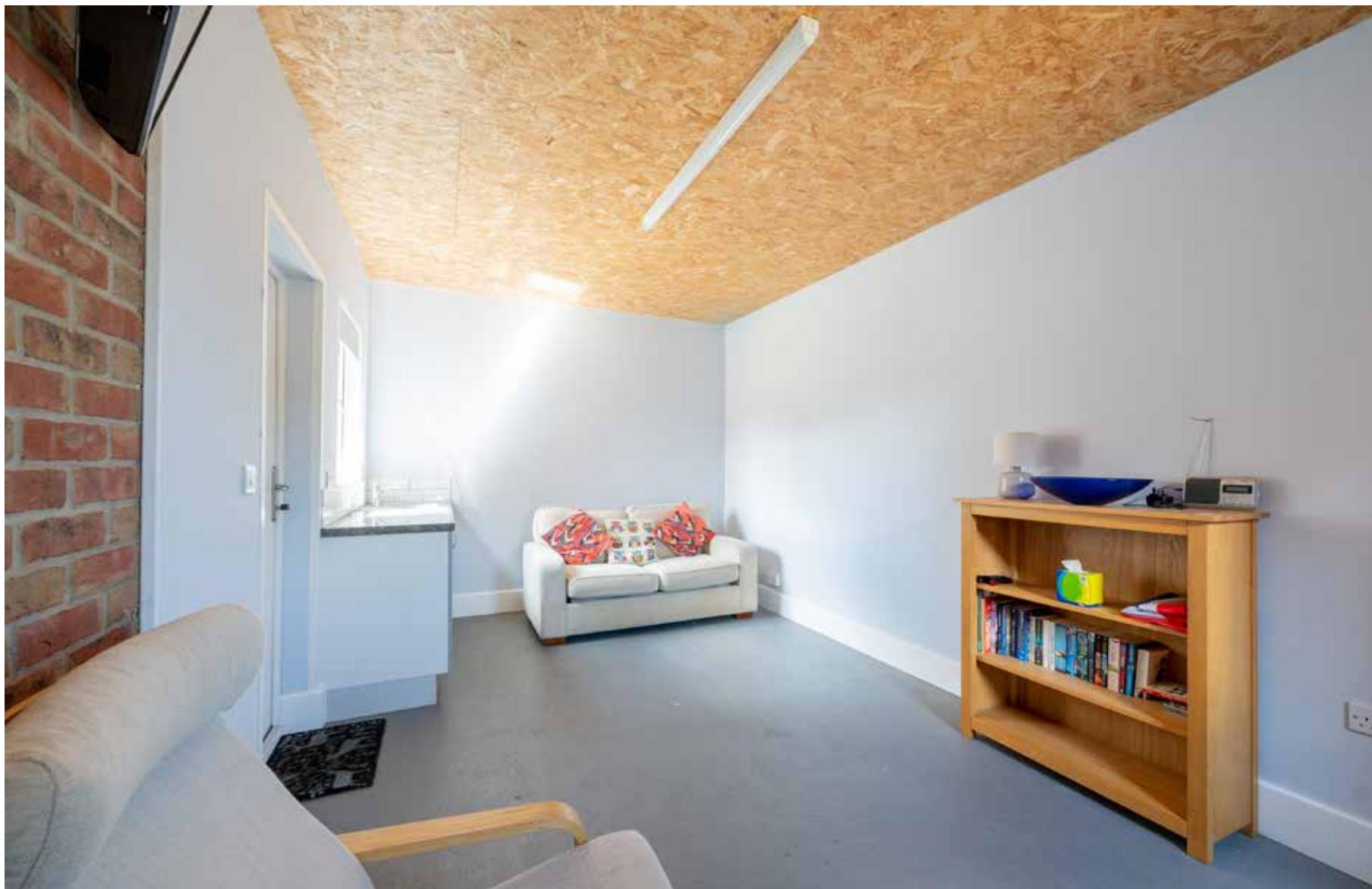












INFORMATION



On The Doorstep

"The house is perfectly placed for access to the A47 to reach King's Lynn to the east and Peterborough to the west, and also Wisbech Grammar School is a short ten-minute drive," the owner explained. Walton Highway is a well-appointed village on the Norfolk-Cambridgeshire border, just north of Wisbech. The village offers a primary school, nursery, public house, fish and chip shop, and the popular Worzels farm shop, butchers and restaurant/bar. There are regular bus services to Wisbech and King's Lynn, and the A47 is less than a mile away, providing quick access to both neighbouring towns and Peterborough. Everyday needs are also met by local shops and supermarkets in Wisbech, just 3 miles away, while the nearest post office facilities are available via a mobile service on Mondays and Thursdays on St Pauls Road North. There are several doctors and dentists in Wisbech, and hospitals in both Wisbech and King's Lynn.

How Far Is It To?

King's Lynn is around 12 miles to the east and also offers a mainline rail station with regular services to Cambridge and London, and a broad range of shops. The beautiful North Norfolk coast, with its wide sandy beaches and nature reserves, is within 40 minutes' drive. For commuters, the A47 provides direct routes to Norwich and Peterborough. The nearest train station is to be found in Watlington at just over 9 miles by road.

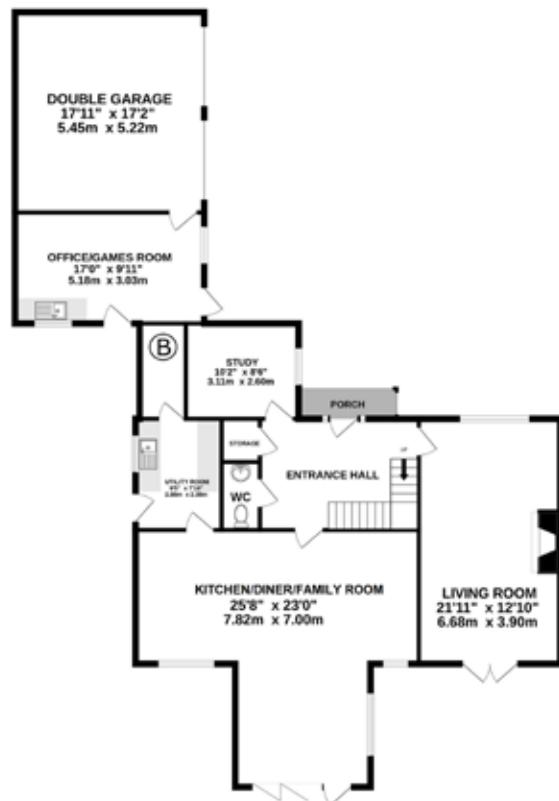
Directions

From the centre of King's Lynn, take the A47 west towards Wisbech for around 9 miles. Then take the 3rd exit on the roundabout signposted to Walton Highway. Continue along Lynn Road to the next roundabout and take the 2nd exit again signposted to Walton Highway. From Lynn Road, take a right turn into Common Road and the property will be found on the right as identified by the Fine & Country For Sale Board.

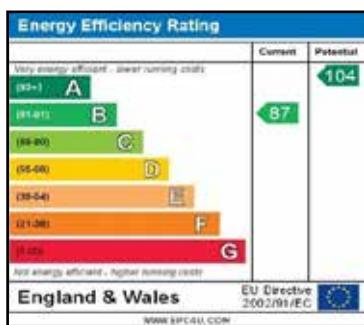
Services, District Council and Tenure

Air Source Heat Pump - Underfloor Heating to Ground Floor and Radiators to First Floor, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk Borough Council - Council Tax Band E
Freehold

GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



1ST FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 2531 sq.ft. (235.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, radiators and other fixtures and fittings are not included 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. 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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