

THE STORY OF

Cherry Lodge

Walpole Cross Keys, Norfolk

SOWERBYS



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Cherry Lodge

17 Sutton Road, Walpole Cross Keys, Norfolk
PE34 4HD

Detached Family Home in Desirable Village

Plot of Approx. 0.5 Acres STMS

Dual Driveway Access and Ample Parking

Four Bedrooms in All

Versatile Ground Floor Bedroom
and Shower Room

Ideal for Multi-Generational Living

Spacious Kitchen with Pantry

Delightful Garden Room

Spacious Lounge / Dining Room

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Set within a generous plot of approximately 0.5 acres (STMS), Cherry Lodge is a detached village home offering an excellent sense of space, privacy and versatility, with dual driveway access, ample parking and garaging.

The accommodation has evolved to suit modern family life, with flexible living arranged over two floors. At its heart is a wonderfully sociable kitchen, designed for everyday living as much as entertaining, complete with a pantry and plenty of space for family to gather. The adjoining lounge/dining room and garden room provide further versatility, both enjoying a lovely connection to the outside.

One of the most appealing aspects is the adaptable ground floor layout, where a bedroom and shower room create an ideal space for multi-generational living, visiting guests, independent teenagers or a dedicated work-from-home area.

Upstairs, the bedrooms are well-proportioned and served by a family bathroom, while throughout the property there is a sense of a home that has been thoughtfully improved over time. Updates include a modernised kitchen, replacement windows and front door, upgraded water supply, a new water tank, an electric garage door, and a new flat roof to the sun lounge/conservatory.

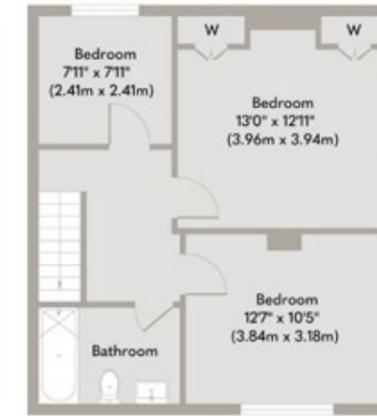
Outside, the grounds are a genuine highlight. The plot offers space to entertain on a large scale, as well as quieter corners to enjoy, with an orchard area and an abundance of wildlife including visiting birds and hedgehogs. The generous driveway allows for extensive parking and practical storage, including space for a caravan.

Walpole Cross Keys is well placed for access to King's Lynn and Spalding, with everyday amenities such as shops, doctors and vets just a short drive away.



Three words to describe the home would be fun, homely and versatile.





First Floor
Approximate Floor Area
509 sq. ft
(47.25 sq. m)



Ground Floor
Approximate Floor Area
1235 sq. ft
(114.73 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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Walpole Cross Keys

VILLAGE CALM, COASTAL BEAUTY,
TOWN CONVENIENCE



Walpole Cross Keys is a small but well-situated village in West Norfolk, surrounded by open countryside and big skies that give it a wonderfully tranquil, rural feel. The village itself is home to a well-regarded primary school, while further everyday amenities including shops, pubs, healthcare and leisure facilities can be found in the neighbouring villages and towns. King's Lynn, just a short drive away, provides a wider selection of supermarkets, restaurants and services, as well as excellent schooling options and a mainline railway station with direct services to Cambridge and London King's Cross.



The location is also perfectly placed for enjoying Norfolk's famous coastline, with the sandy beaches of Hunstanton and the quieter stretches of the North Norfolk coast within easy reach. Birdwatchers and walkers will appreciate the nearby nature reserves, while the network of footpaths and cycle routes make it easy to enjoy the surrounding landscape at a slower pace.



Walpole Cross Keys offers the best of both worlds – a close-knit, peaceful village environment with the convenience of larger towns and coastal destinations just a short journey away. Whether commuting, raising a family, or seeking a more relaxed lifestyle, it provides a setting that balances community spirit, accessibility, and the calm of rural living.



Note from the Vendor



“Our favourite nearby place is the lane running next to the garden, it's great for dog walks.”



SERVICES CONNECTED

Mains water and electricity. LPG Gas fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2593-4670-2196-6015.

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: ///zoned.dizziness.cROUTONS

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

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