THE FORGE, CHEQUERS ROAD, GRIMSTON, NORFOLK PE32 1JA  £315,000
DESCRIPTION
This beautiful two/three bedroom barn style new build single level residence with accommodation comprising an entrance hall, kitchen opening out onto an open plan living and dining area with double doors opening onto the spacious garden. There are two bedrooms and a further third bedroom/study and family bathroom. The property has a single garage attached to the rear with access from the rear garden.

MIDDLE FARM DEVELOPMENT
Set in the tranquil West Norfolk village of Grimston, the Middle Farm development is an exciting collection of three bespoke, high quality barn style new build homes. The site is situated in the popular village of Grimston which is ideally located to provide access to the North Norfolk Coastline. The small development has been designed to create a sense of rural living in various sized barn style new build properties behind a traditional farmhouse. Each of the three dwellings are individual, set around a large shingle courtyard leading to the garage area. There is a mixture of roof heights and ridge-levels providing interest to the site’s overall appearance. To reflect the surrounding countryside and heritage of the area, the properties have been designed with a mixture of rubble effect carrstone elevations, red brick facing walls and stained feather edge horizontal timber boards, the roof are a traditional style clay pantile. Air Source Heat Pump provides the heating to the property with underfloor heating and the property boasts UPVC/softwood double glazing throughout.

LOCATION
The popular village of Grimston offers a country side setting and lifestyle with numerous walks and village amenities together with close access to conveniences of the large market towns. Grimston is situated approximately six miles East of King’s Lynn the village is closely entwined with nearby Congham, Roydon and Pott Row. There are a number of amenities close by including doctors surgery/medical centre, The Three Horseshoes a popular pub serving food, a village store/post office and the Congham Hall Hotel. The village has well serviced bus route. There are many countryside walks and bridleways nearby. Sandringham Country Park is close by along with the North Norfolk Coastline. King’s Lynn has a wide range of shopping, educational and leisure facilities as well as a direct mainline rail link to London King’s Cross in 1hr 40 mins.

ACCESS
The site is accessed via a private road leading from Chequers Road.

PARKING
Leading from the shingle courtyard area are three garages, one for each property, attached to the Forge. The large courtyard will provide and accommodate further parking on an informal basis together with an abundant amount of turning space.
ACCOMMODATION & ROOM DETAILS

ENTRANCE HALL
Entrance door, airing cupboard, storage cupboard.

KITCHEN/ DINNER
Window to rear, range of base and wall units, sink with drainer and mixer tap, oven with hob and extractor over, double doors opening onto lounge.

LOUNGE
Double doors to rear garden, fireplace with space for wood burner.

BEDROOM ONE
Window to front, window to side, TV point.

FAMILY BATHROOM
Bath, separate shower cubicle, low level wc, wash hand basin, window to rear.

BEDROOM TWO
Window to front, TV point.

BEDROOM THREE / STUDY
Window to front.

SERVICES
Tenure: Freehold.
Council Tax: To be assessed.
Local Authority: King’s Lynn and West Norfolk Borough Council.
Air Source heat pump providing zonal underfloor central heating Mains electricity, water and drainage.
Postcode: PE32 1AJ
EPC: To follow.

GENERAL REMARKS and STIPULATIONS
All measurements are maximums.
No services have been tested by the agent.
The site plans, information and specification provided by the agents, clients or joint agents whether contained in this brochure or not, although prepared in good faith are for a general guidance only. The details/specifications are subject to change at the developer’s discretion. The details provided by the agents do not form part of a sales contract.
Any artist impression has been prepared to show a potential purchaser what the site may look like, based upon the information the artist had at the time, again this is subject to change and may not be a true likeness of the finished building.

The measurement provided by the agent that may or may not be contained within these details have been taken from the drawing, measured on site or a mixture of both while prepared in good faith the accuracy cannot be guaranteed.
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 or mis-statement in these particulars. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers in inspecting the property, making further enquiries or submitting an offer for the property.

5. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Please note the measurement have been taken from the architect’s plans and are to be used as a guide only, purchasers are advised to check the measurement prior to purchase.