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DIRECTIONS

From Kings Lynn travel out along the A47 (signposted Wisbech) and then onto the A17 (signposted Sleaford) after approx 5 miles turn right onto Station Road North, turn Left onto Little Holme Road . Continue along and turn left and continue onto Sutton Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



121 Sutton Road Walpole Cross Keys King's Lynn Norfolk PE34 4HE

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY

Walpole Cross Keys

£415,000 Freehold

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ENTRANCE PORCH Tiled floor. Full length glazed windows surround. uPVC front door.	11'5 x 3'10 (3.48m x 1.17m)
HALLWAY Wood effect flooring. Radiator. Large shelved understairs storage. Wall lights. Stairs to first floor.	13'6" x 9'2" > 5'10" (4.11m x 2.79m > 1.78m)
CLOAKROOM Two piece suite comprising vanity wash hand basin with mixer tap over and w.c. with concealed cistern.	7'1 x 5'8 (2.16m x 1.73m)
LOUNGE Fitted carpet. Real flame effect LPG fire (currently not working) with decorative surround. Radiator. Window to side aspect. Sliding doors to conservatory.	19'1 x 11'11 (5.82m x 3.63m)
CONSERVATORY Tiled floor. French doors to rear with beautiful far reaching field views.	13'2 x 11'5 (4.01m x 3.48m)
DINING ROOM Fitted carpet. Radiator. Window to front with field views.	12'0 x 9'11 (3.66m x 3.02m)
KITCHEN/BREAKFAST ROOM Range of wall, base and drawer units with worktops over. Integrated electric hob, inset stainless steel sink with mixer tap over and drainer. Space for breakfast table. Tiled floor. Radiator. Window to rear with field views.	12'5 x 10'1 (3.78m x 3.07m)
UTILITY ROOM Range of wall and base units with worktops over. Integrated eye level oven. Space for washing machine, dishwasher and undercounter fridge. Tiled floor. Door and window to rear with field views.	9'11 x 8'11 (3.02m x 2.72m)
LANDING Fitted carpet. Airing cupboard. Loft access. Light and airy with window to front with field views.	13'8 x 6'2 (4.17m x 1.88m)
MASTER BEDROOM Fitted carpet. Radiator. Window to rear with field views.	14'2 x 12'1 (4.32m x 3.68m)
EN-SUITE SHOWER ROOM Large tiled shower enclosure with electronic shower, vanity wash hand basin and w.c. Obscured window to side aspect.	9'4 x 4'10 (2.84m x 1.47m)
BEDROOM 2 Fitted carpet. Radiator. Sky light with field views to rear.	14'8 x 10'0 (4.47m x 3.05m)
BEDROOM 3 Fitted carpet. Radiator. Window to rear with field views.	12'0 x 10'3 (3.66m x 3.12m)
BEDROOM 4 Fitted carpet. Built-in wardrobe. Two windows to front with beautiful field views.	12'1 x 9'8 (3.68m x 2.95m)
BATHROOM Three piece suite comprising bath with shower over, vanity wash hand basin and w.c. Tiled floor. Obscured window to front aspect.	7'2 x 5'7 (2.18m x 1.70m)
GARAGE Electric roller door. Power sockets. Houses the boiler.	17'6 x 10'3 (5.33m x 3.12m)
FRONT GARDEN Mainly laid to gravel with ample parking for five or more cars.	
REAR GARDEN Fully enclosed, mainly laid to lawn with a selection of flower beds with a variety of mature plants and shrubs. Decking area with pergola. Storage shed. Recently laid patio area. Open field views.	

Nestled in the charming village of Walpole Cross Keys, this generous detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this property offers ample space for comfortable living. As you step inside, you are greeted by a spacious lounge that leads to a delightful conservatory, offering stunning views of the surrounding fields. Imagine enjoying your morning coffee while basking in the beauty of nature right from the comfort of your home. The fitted kitchen is a chef's dream, complete with a window overlooking the garden and those picturesque field views. The master bedroom comes with an en-suite shower room, providing a private sanctuary within this lovely abode. Parking will never be an issue with space for 5 or more vehicles and a garage featuring an electric door and power sockets. The fully enclosed rear garden is perfect for outdoor gatherings or simply unwinding after a long day, all while relishing the open field views. With oil-fired central heating and uPVC double glazing, this property ensures warmth and energy efficiency all year round. Don't miss the chance to make this house your home and wake up to the tranquillity and beauty that Sutton Road has to offer.





