

DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford for approximately 7 miles. Then take the exit signposted to Terrington St Clement into Station Road and continue until you reach the T junction and turn left into Sutton Road. On entering the village of Walpole Cross Keys, turn right onto Low Road where the property can be found on the left 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			83
(69-80) C			
(55-68) D		41	
(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.



1 Low Road Walpole Cross Keys King's Lynn, Norfolk PE34 4HA

BEAUTIFUL TWO BEDROOM DETACHED COTTAGE WITH GARAGE AND TIMBER LODGE.

Walpole Cross Keys

£279,995 Freehold

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sales@britttons.net





ENTRANCE PORCH

Laminate flooring, window to side aspect, internal window into dining room allowing light to pass through. Storage. Leading through into the kitchen.

KITCHEN

14'10 x 6'0 (4.52m x 1.83m)
Comprising of a range of wall, base and drawer units with wooden worktop over complimented by rounded edges. Stainless steel sink with mixer tap over, space for cooker and plumbing for a washing machine. Window to rear aspect over looking well maintained country garden. Sliding door leading to rear entrance hall. Tiled flooring.

DINING ROOM

12'2 x 11'5 (3.71m x 3.48m)
Laminate flooring, dual aspect log burner serving both the dining room and the lounge. Exposed ceiling beams. Window to front aspect.

LOUNGE

12'3 x 10'9 (3.73m x 3.28m)
Laminate flooring, exposed beams giving character and charm. Dual aspect log burner shared with the dining room. Window to front aspect with lovely views.

REAR ENTRANCE HALL

Tiled flooring continued through from kitchen. Airing cupboard housing hot water cylinder. Stairs leading to first floor.

CONSERVATORY

7' x 6'11 (2.13m x 2.11m)
Double glazed in a timber frame, tiled floor. Double doors to side aspect leading into the garden.

BATHROOM

7'1 x 6' (2.16m x 1.83m)
Comprising of three piece suite, hand wash basin, low level W.C and bath with electric shower over. Walls part tiled and part panelled maintaining the charm of the property.

LANDING

Loft access and window to front aspect

BEDROOM ONE

12'1 x 10'7 (3.68m x 3.23m)
Newly fitted carpet, decorative fireplace with cast surround. Built in wardrobe and cupboard. Window to front aspect over looking field views.

BEDROOM TWO

12'1 x 8'3 (3.68m x 2.51m)
Newly fitted carpet, window to front aspect overlooking beautiful field views.

FRONT GARDEN

Wrap around garden giving ability to enjoy the properties surroundings. Mainly laid to lawn with timber fencing surrounding. Borders are well stocked with mature shrubs, plants and trees. Timber decking with patio area, potting shed and a pathway laid to gravel leading to a gate accessing the rear section of the garden.

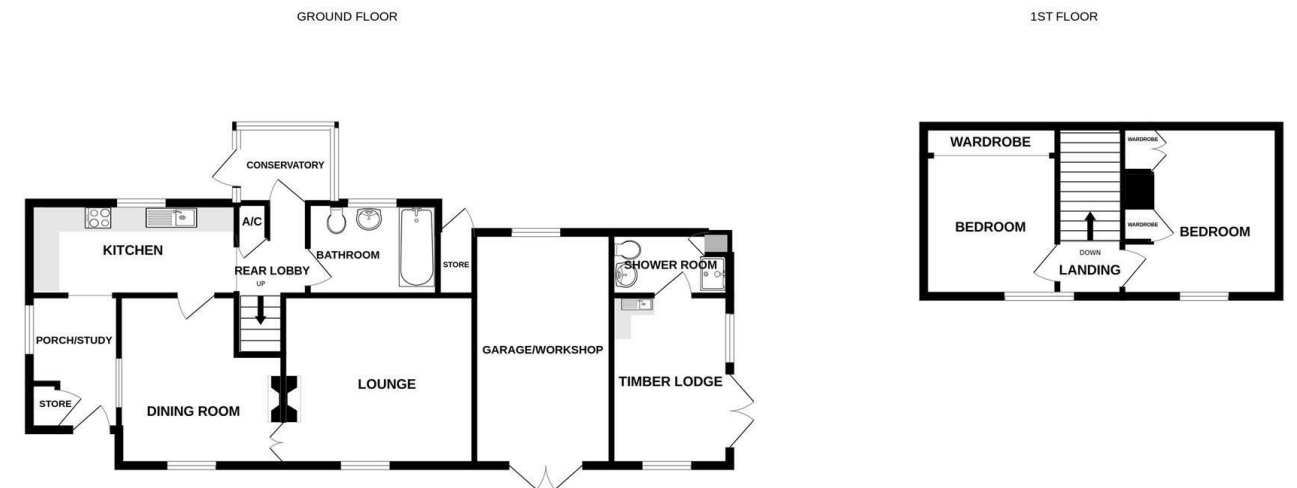
REAR GARDEN

Transitioning smoothly from the front section of the garden there is another raised decking area with further patio, which steps down onto astro turf lawn and further garden area with more borders to enjoy.

LODGE

Self-contained lodge comprising of space for a sofa or seating, a window to the front and side aspect. Double doors leading into the garden. Kitchenette and shower room with a W.C. This is sure to be an asset for a multitude of uses such as entertaining, gym, games room. The list goes on.

Welcome to this charming detached cottage located on Low Road in the village of Walpole Cross Keys, near King's Lynn. As you step inside, you'll be greeted by a traditional country style kitchen, warm and welcoming dining room and a cosy reception room. Perfect for relaxing with a book or entertaining guests. The property boasts two lovely bedrooms, ideal for a family or as a peaceful retreat for a couple. The bathroom is well-appointed and provides all the necessary comforts. This characterful cottage is beautifully presented, with a warm and inviting atmosphere throughout. The field views from the property offer a tranquil setting to unwind and enjoy the beauty of the countryside. One of the highlights of this property is the self-contained lodge, providing additional space for guests, a home office, or even a creative studio. The well-maintained cottage garden is a true gem, offering a peaceful oasis where you can enjoy the outdoors and soak up the sunshine. With parking and a garage available, you'll have convenience at your doorstep. This cottage has all the charm and comfort you could desire. Don't miss out on the opportunity to make this delightful property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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