



The Lilacs
Walpole St Peter | Wisbech | PE14 7PH

A WELL-KEPT SECRET



In the desirable village of Walpole St. Peter in West Norfolk, where the beautiful church is one of Prince Charles' favourites, down a quiet lane and a private gravel drive shared with just one neighbour, The Lilacs is presented in excellent order, has generously proportioned rooms with no less than four reception rooms, and enjoys a sheltered and secluded south facing garden. An excellent primary school is within walking distance, and the North Norfolk coast can be reached by car in less than half an hour.







- Detached modern property of good proportions, ideal family home
- Located in the village of Walpole St. Peter with its famous St Peter's Church
- 23' Garden Room, 18' Reception Room, Kitchen, Office, Snug, Utility Room & W.C
- Master suite including Dressing Room offering good wardrobe space plus En-Suite
- Three further Bedrooms, One En-Suite and a family Bathroom
- Well stocked rear Garden, mainly laid to lawn with a patio area, Double Garage
- Total Accommodation extends to 2787sq.ft
- Energy Rating D

Recent Refurbishment

The L-shaped property was built in the mid-nineties and has recently been decorated with the addition of new carpets, a new boiler, and new porcelain tiles laid in the hall extending through into the expansive kitchen. The layout is open plan particularly where the kitchen connects with the sunroom at the back. An abundance of fitted units house an eye-level double oven and induction hob, with the sink positioned in a peninsula providing a view into the sunroom and garden beyond. Natural light floods into this spacious area – the sunroom is over seven metres wide - where there is plenty of room for a comfy seating area and a dining table where French doors open onto the garden. Although heating is via radiators (concealed by covers), the heating pipes are laid under the floor so there is, effectively, incidental under-floor heating!

At the other end of the kitchen a door opens into a cloakroom area with a lavatory and a big built-in cupboard, and another door leads into a large utility with further storage units fitted with another sink with space under counter for a washing machine and tumble dryer. Within the utility, a door opens into a very handy walk-in pantry. Beyond this, also accessed from the hall is a sizeable office, ideal if working from home. Another door connects into the double garage which has a big, remotely controlled door to the front.

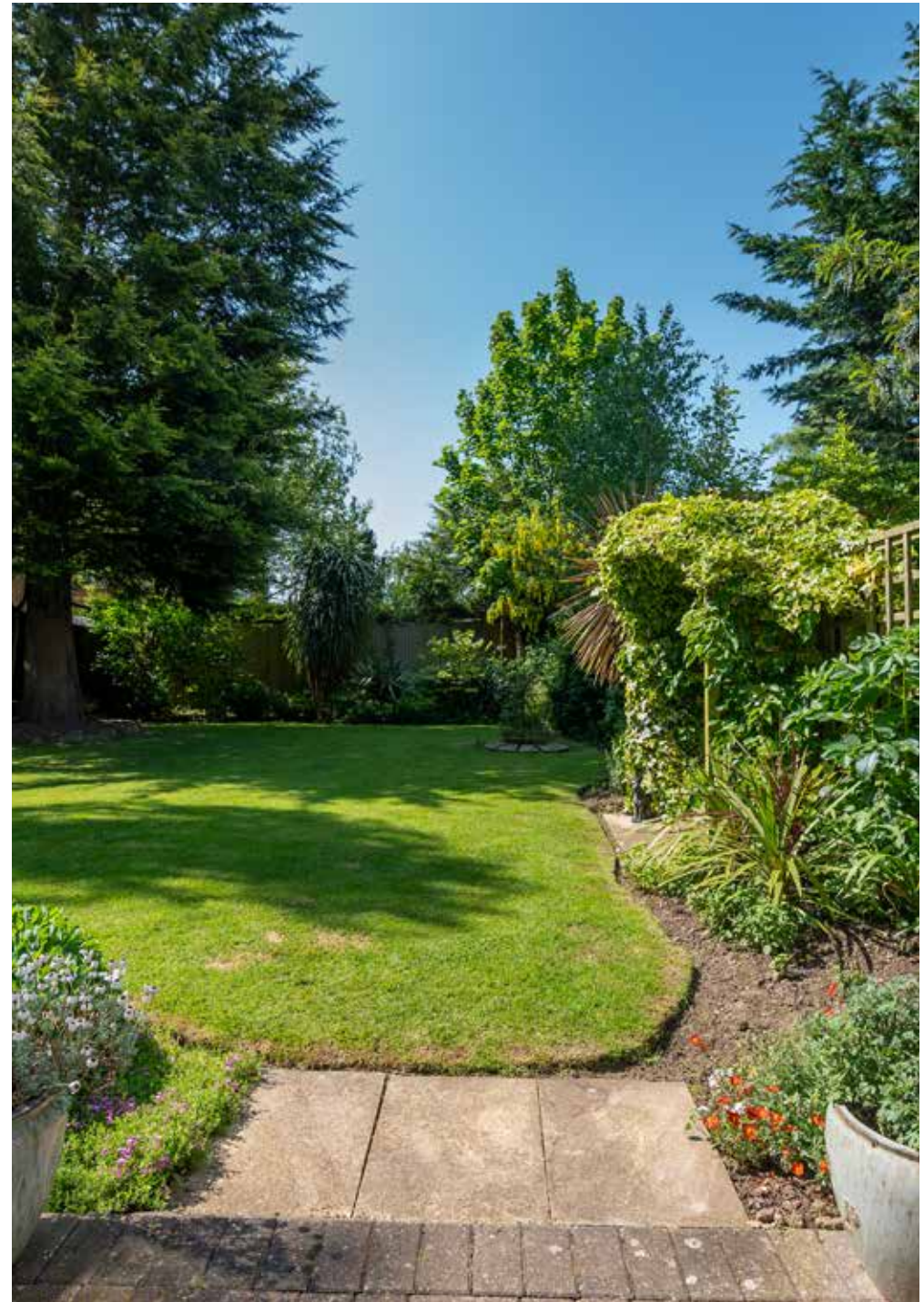
The area mentioned above could be converted into an annex for elderly parents, or for a young adult waiting to step onto the property ladder, subject to planning permission. Combining the garage with the office and utility - already with plumbing - there would be space for a living room, a bedroom and small kitchen and bathroom. Enough room is available at the far end of the main house's kitchen to become a utility area. From the entrance hall, a door opens into a large sitting room which in turn leads into a snug. The owner's television stands on the mantelpiece of a plain marble fireplace which accommodates a modern electric log-effect fire with dual controls which can be set on a thermostat. The property has so much space it is certainly ideal for a family with areas for playing, studying and relaxing.

Luxurious Master Bedroom Suite and Much Storage

Upstairs, a good-sized landing leads to three of the four bedrooms. All the bedrooms are very generous, and like downstairs, there are a great many built-in cupboards. The west facing master suite is particularly large and has its own huge dressing room that leads into the en suite shower room. On the other side at the top of the stairs, steps take you to bedroom two which also has an en suite fitted with a bath and separate shower, which has made an excellent guest bedroom. The large, fully tiled, family bathroom accommodates a corner bath and separate shower. Another bedroom has a useful wall of built-in wardrobes with half-glazed doors. There are two accesses into the loft; the main one has a pull-out ladder, a light, and is partially boarded out.

South Facing Garden a Haven for Birds

The gravel drive to the front offers lots of parking. "We have had five cars on there comfortably, but you can squeeze seven in if necessary," attests the owner. The rear garden is exceptionally sheltered and private; a verdant space largely lawn surrounded by fencing, shrubs and trees that provide shade in the heat – the back of the house faces south. There are two patios, one directly outside the back door and the sunroom, the other down the side behind an ivy-clad archway. A mature fir tree stands in the far corner under which is a big timber garden shed. "It's so tranquil here; I am a great lover of birds and have counted twenty-four varieties of birds in the garden," enthuses the owner.







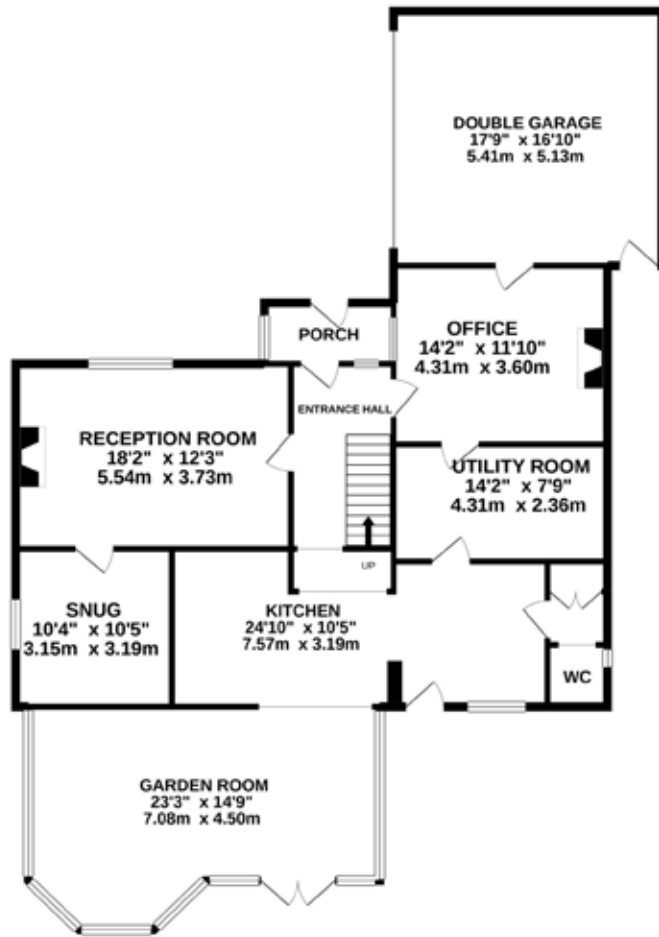




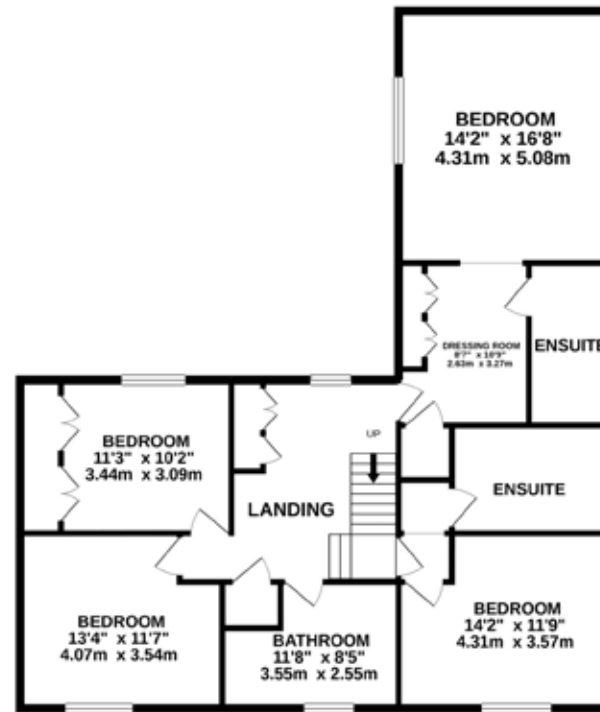




GROUND FLOOR
1590 sq.ft. (147.7 sq.m.) approx.



1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 2787 sq.ft. (258.9 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





Lovely Location

The village of Walpole St. Peter is a popular place to live as it is easy to access the A47 and the A17 – easy to travel further into Norfolk as well as enjoy the seaside or walks in royal Sandringham Estate woods on the way. It is also just ten minutes' drive into Wisbech which has everything you might need including excellent secondary schools such as the highly sought after Wisbech Grammar School. Within walking distance is an Ofsted rated Good primary school, Anthony Curton, and a thriving community centre with a nursery school, and playing fields.

Only a hundred yards down the road from The Lilacs, there are some Water Gardens which is a charming oasis open to the public with lakes and tea rooms. And recommended by the owner: "Samuel's Farm Shop is a gem of a place – it's a butchers' with a shop and a café serving cream teas, and a bar and restaurant too. It's a twenty minute walk or four minutes in the car!" A garden centre, Worzal's, is another nearby popular attraction just off the A47 with a farm shop, a bar and restaurant.

Directions...

Leaving Kings Lynn take the A17 road to Walpole St Peter, turn left onto Market Lane and a further left onto Chalk Road. For those using Satellite Navigation Post Code is PE14 7PH.

Services..

OFCH, Mains - Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 The Property is Freehold



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 Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY
 01553 769100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Fine & Country Kings Lynn
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

