



Kingscroft
West Dereham | Norfolk | PE33 9RP

FINE & COUNTRY

BLENDING OLD AND NEW



Along a quiet, rural lane less than five miles from Downham Market in West Norfolk, an attractive, old but beautifully modernised property with four bedrooms, or even five as the downstairs could contain an annex, enjoys peace and tranquility with open field views, a pretty garden, yet a good internet connection, only three miles to the A10, and a ten minute drive takes you to trains that reach London in just over an hour and a half.







- Formerly a Pair of Cottages now a Delightful Rural Home
- Sympathetically Restored and Well Maintained
- Flexible Accommodation Offering Four/Five Bedrooms
- Dining/Reception Hall, Reception Room, Study and Kitchen
- Mature Country Style Gardens, Driveway Parking
- Open Views Over Countryside to the Front
- Accommodation extends to 1716sq.ft
- Energy Rating D

Originally two old cottages dating back two hundred years or so, Kingscroft was converted into one house in the 1980s with a single storey extension added, and recently a conservatory. The owners have lived here for the last six years and were drawn to the property for the surrounding wide open spaces, the garden and for the character of the building with its charming flint and brick walls.

Flexible Living Spaces

The interior has a lovely, light and airy feel, everything presented in very good order with the owners having redecorated throughout. Five years ago, they added the conservatory which is accessed through double doors from the main reception room and another pair from a room at the back that has been a useful bedroom/reception room in the past for an elderly member of the family, but which now makes a second sitting room. With built-in storage, it could be the perfect playroom, a home office, and - with easy access to a downstairs shower room - is ideal if a downstairs bedroom.

Brand New Well Appointed Modern Kitchen

The principle living room is an extremely spacious and comfortable, carpeted room, measuring over eight metres long, double aspect, and with a log-burner a cosy focal point in the exposed brick fireplace. Satellite television is accessible downstairs. The streamlined kitchen has been refitted with extensive modern units with quartz worktops only this year, which house integrated Bosch appliances: two eye-level ovens - one a combi microwave, an induction hob, a dishwasher, a fridge freezer and a washing machine. Flooring is Luxury Vinyl Tiling looking like timber but more practical and forgiving underfoot which extends into the dual aspect



dining room to the front where the stairs rise. A door from the main reception room leads to the rear lobby with its downstairs shower room and WC, and cupboard containing the boiler. The double-glazed property's heating is fuelled from an air source heat pump, an environmentally friendly system.

Far Reaching Countryside Views

Upstairs, three bedrooms are good-sized doubles, one is dual aspect with a washbasin in a corner, one has a wall of built-in storage, and the fourth, a single bedroom has been recently turned into a study for the owners. Television points are in the good-sized double bedrooms. The tiled family bathroom is fitted with a bath with shower over, a washbasin in a vanity unit, and WC. It should be noted that the upstairs rooms command exceptional, far reaching views over the countryside from all aspects. Also, there is access into a large loft in the main part, with a smaller one above the single storey section, and the property is alarmed.

Sheltered, Private and Productive Garden

Kingscroft sits well-spaced between its neighbours either side, with a gravel drive leading to a double garage with power sockets, there is a night time light positioned on the garage that illuminates at dusk until dawn. The 3 exterior sensor lights are solar-powered. The mature garden with many shrubs and perennials, is enclosed by thick hedging making it very private and features a large willow tree and a great variety of fruit trees including apples, pears, greengage, quince, and a young mulberry tree. Paved areas such as directly outside the conservatory, are ideal for sitting in the sun, with a larger patio perfect for alfresco dining. A nearby pond encourages insects and wildlife, whilst veg beds and a greenhouse are a boon to the keen gardener.

In the Country but Close to Town

"We have loved living here as it's so quiet, often seeing hares from the window, and the sunsets are truly spectacular," enthuse the owners. "For a family, there are primary schools in nearby Denver and Stoke Ferry, and a secondary school, the train station, shopping and other amenities in Downham Market. Larger King's Lynn is about twelve miles to the north. The little village of West Dereham has an unusual Saxon, round-towered church, a village hall where various activities take place, a very reliable garage for mechanical work and fuel, whilst there are plenty of footpaths to enjoy walking through the lovely surrounding countryside."







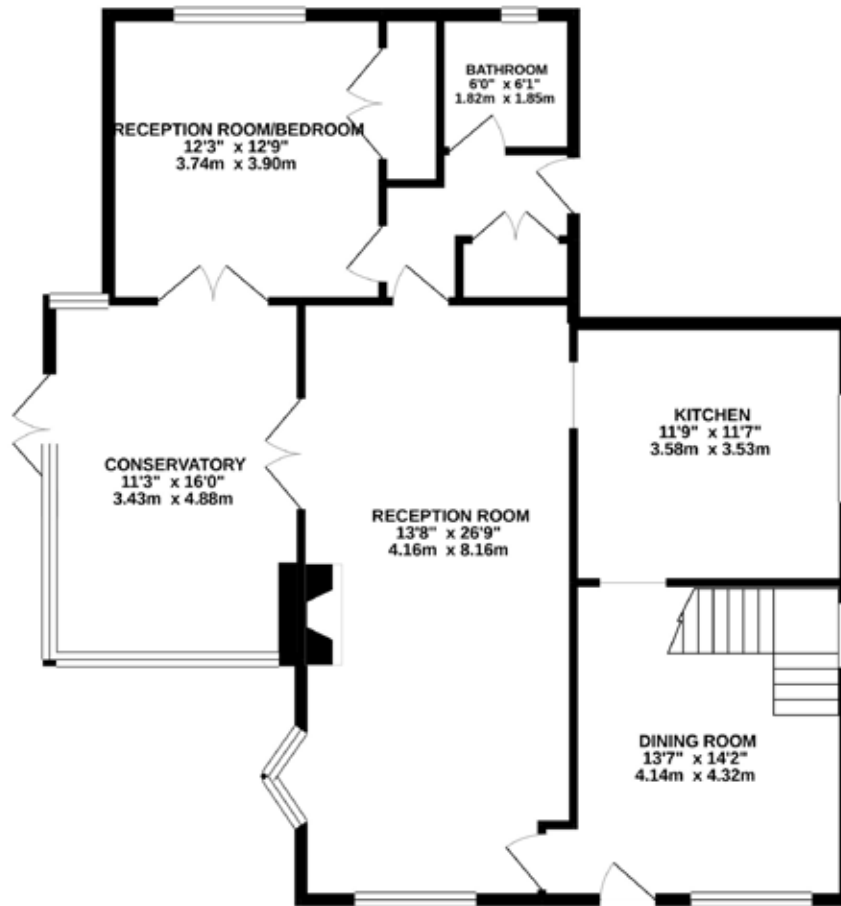




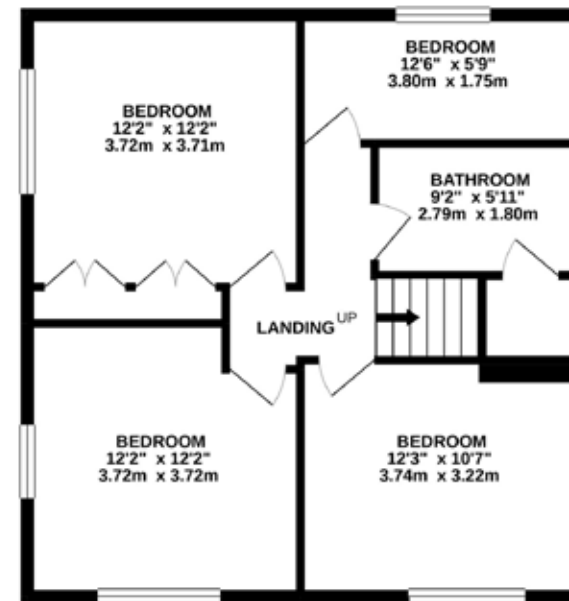




GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 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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On Your Doorstep...

West Dereham is a small village in North West Norfolk close to the town of Downham Market. It has a Grade I listed church of West Dereham St Andrew which is one of the 124 existing round-tower churches in Norfolk. Most everyday amenities and facilities can be found in Downham Market which has two outdoor markets a week, plenty of shops to browse, some delightful independent stores and boutiques, supermarkets, a High School and a post office. There is a leisure centre with swimming pool, 3 GP's and dental practices. In the village of Boughton there is another GP surgery. The nearest Primary School is situated in the village of Hillgay, which also has a public house although the catchment Primary School is situated at Denver. There is a golf club at Ryston and a golf range at Denver.

How Far Is It To...

West Dereham is situated 5 miles south east of the Market Town of Downham Market, which offers a direct rail route into London's King's Cross station. The Hanseatic port town of Kings Lynn lies some 13 miles to the north and offers all major facilities including hospital with A&E, doctors and dentist's surgeries, schools, colleges, sports centres and swimming pool, shops and supermarkets, museum, theatre and cinema. From here you can reach the Royal Sandringham Estate and the North Norfolk coastline. Ely is 18 miles to the south west offering a wide variety of cultural and leisure facilities, whilst the beautiful city of Cambridge lies an hour to the southwest, and Norwich with its International Airport is to the east. Both cities offer an abundance of shopping and leisure activities.



Services

Air Source Heat Pump, Radiators, Electric
 Kings Lynn and West Norfolk Borough Council
 The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

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