



The Laurels
Clenchwarton | Kings Lynn | PE34 4DG

TANTAMOUNT TO NEW



Contemporary Designed Living

A four bedroomed house in a village just outside King's Lynn, has been completely modernised and refitted so that it presents almost as a brand new property. Indeed, the exterior has had a facelift with attractive cladding and the single storey side and rear extensions provide superb light and spacious living with access through two sets of French doors onto the South facing garden.







- Beautifully refurbished family home
- Found in a village location with its own School just outside of Kings Lynn
- Ideal for multi-generational living with a 4th Bed on the ground floor
- Stunning Open plan Kitchen with Three Reception Rooms plus a Study/4th Bed
- Utility, Two Bathrooms, Four Bedrooms, Off Road Parking and Gardens
- Total Accommodation extends to 1678sq.ft
- Energy Rating C

Light, Airy and Spacious

Under the arched entrance porch you step into a hallway with the stairs rising straight ahead, its charming acorn-topped newel post a nod to the house's origins. From here, this light and airy property opens up before you: a door leads into a spectacular reception room with double doors into another at the front benefitting from the wonderful wide bay window, whilst French doors open onto the garden to the side of the house. It also links seamlessly with the kitchen diner, another large space flooded with light from a big window to the front.

At the far end of the kitchen is the third reception/summer room with its fabulous roof lantern, connecting beautifully these two stunning rooms. Also at the end of the kitchen are the connecting doors to the fourth bedroom that could easily become a study and adjacent to this is the shower room, lavatory and wall hung basin fitted with a huge walk in shower and opposite to this is the utility with larder cupboard offering space to integrate a dryer and next to this is the space to fit a washing machine. If wished, this downstairs bedroom would be excellent for either an elderly relative or for a grown up child wanting to be more independent, particularly as there would be scope to create a kitchenette here, or even extend the property's footprint for more comprehensive living (subject to planning).

Complete Overhaul

It should be noted that the entire property has been completely overhauled with the building being taken right back to a bare shell. All the electrics, the plumbing, the plastering - floor to ceiling – have recently been redone. This includes a brand new boiler and central heating system including new radiators. All the windows are also new: double glazed and low maintenance Upvc, so too the soffits, barge boards and deep-flow guttering. The new, contemporary internal doors have an oak finish. Everything is fitted to a high standard and presented in immaculate order; it is almost as if it is a new house.



Impressive Contemporary Kitchen

The very impressive kitchen has been fitted with an abundance of modern, pale grey units with extensive worktops and a central island that acts as a breakfast bar. The lighting is superb with not only ceiling downlighters and a trio of pendants, but also concealed worktop and floor-level plinth illuminations. There are integrated appliances: an under-counter electric oven with hob above, an eye-level oven combi microwave, a dishwasher and a tall fridge freezer. Approached from outside is the purpose built boiler room that can also be a useful store area.

The third reception room that leads off the kitchen, is perhaps even more splendid than the others at almost twenty feet long with French doors onto the south facing terrace and garden, flanked by windows, and a central roof lantern above, all creating a particularly bright and airy space. Upstairs, the three bedrooms are good sizes, the one to the front nearly nineteen feet long and benefitting two large windows. As with much of the downstairs, apart from the bathroom, there is brand new, neutral coloured carpet laid throughout. The bathroom is fitted with a contemporary suite that includes a bath with a shower over. Both this shower and the downstairs one have particularly large heads for a thorough soaking!

Generous Driveway

Located on the periphery of the village along a quiet country road, the property sits centrally in its plot with its five bar gate leading onto generous gravel drive with a raised front lawn with sweeping edging to the raised plant beds. There is main entrance lighting to the brick piers and subtle lighting placed in the raised plant beds. With a mix of single and two story this attractive house has recently been partially clad front and back in Cedrall Board, a modern weatherboarding that imitates timber without the maintenance.

South Facing Rear Garden

The entire garden is enclosed by fencing, largely laid to lawn and with a range of exterior lighting. At the back where it is barely overlooked with recently planted mature trees, a south facing paved terrace creates a perfect place for alfresco dining. In fact, the house lends itself extremely well to entertaining; the large drive provides lots of room for parking and the spacious, open plan living downstairs that links so well to the outside is absolutely ideal. Subject to planning, there is potential to extend above some of the single storey sections, to enlarge the house's footprint even more, if desired









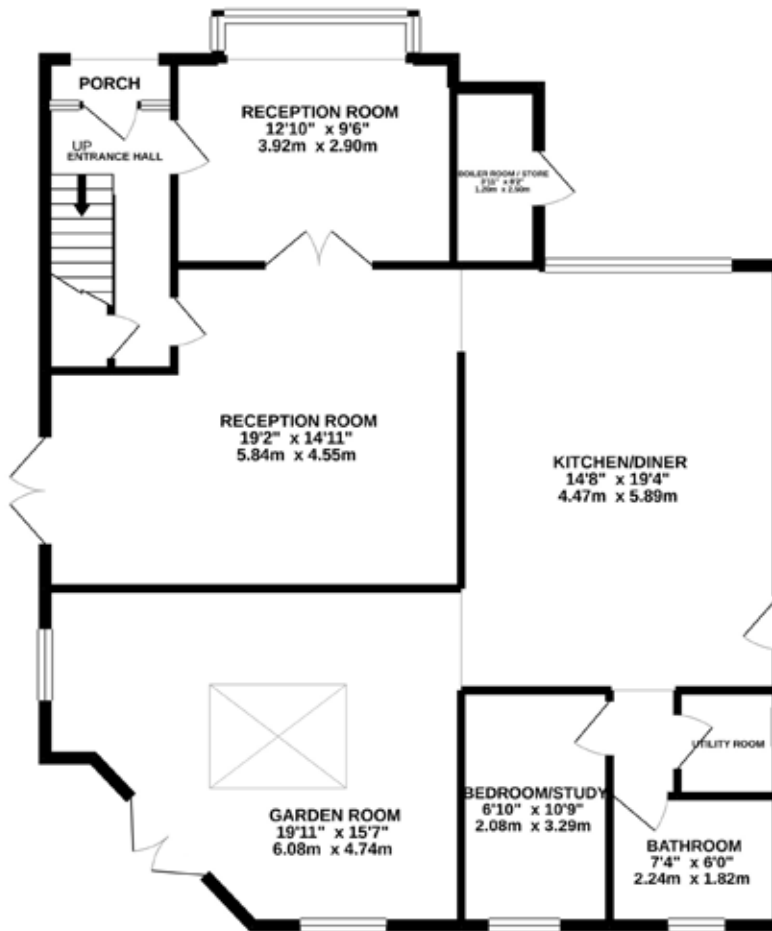




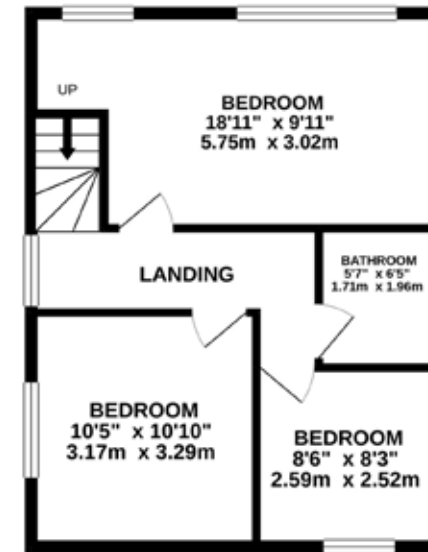


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The Laurels

GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 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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On Your Doorstep...

The West Norfolk village of Clenchwarton is directly west of King's Lynn on the other side of the River Great Ouse. Being around a five minute drive into the centre of the attractive historic market town, means it is an extremely convenient place to live. King's Lynn station has direct trains to London King's Cross, and Downham Market station, a short drive along the nearby A10, has even faster services. Clenchwarton itself has a primary school rated Good by Ofsted, a village store and post office, and a pub serving real ales and food. There is also a foot passenger ferry that takes you across the river immediately into the historic quarter and the main shopping centre, and there are wonderful rural walks along The Wash sea banks. Very nearby, road links are also excellent not only with the A10 for the South but the A17 for travelling West and North, and the A47 eastwards to Norwich and westwards to Peterborough.

Directions...

From King's Lynn take the A47 westbound towards Peterborough. Cross the River Great Ouse and at the major roundabout take the second exit onto the A17, signposted Sleaford. Continue on the A17 for approx. 2 miles and then turn right onto Station Road, signposted Clenchwarton. Stay on this road for approx. 3/4 of a mile. The property will be found on your right clearly marked by our Fine & Country board.

Services

OFCH, Mains Water and Septic Tank

Kings Lynn and West Norfolk Borough Council - Band D



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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