



Gorsemoor
77 East Winch Road | Ashwicken | Norfolk | PE32 1NA

FINE & COUNTRY

WONDERFUL & CONTEMPORARY



With a setting on one of the most sought-after roads in West Norfolk, this incredible property with its handsome modern styling is the dream family home.

The accommodation is light and airy and beautifully presented throughout. Standing on a plot of 0.6 acre (stms), there is the luxury of an outdoor heated swimming pool, and off-road parking for numerous vehicles on the large, shingled driveway. This property offers so much flexibility in its layout and, with two ground floor bedrooms, is perfect for a range of buyers including those needing multi-generational living.



KEY FEATURES

- A Very Spacious Contemporary Family Home situated in the Village of Ashwick
- Six Double Bedrooms; Three with En-Suites and Two share a Jack and Jill Bathroom
- The Principal Bedroom has a Stunning En-Suite and the benefit of a Dressing Room
- Two of the Six Bedrooms are on the Ground Floor offering Flexibility, One is currently used as a Gym
- Open Plan Kitchen/Dining Room with Underfloor Heating; Separate Utility and Cloakroom
- Two Reception Rooms, One with a Wood Burner and a Study
- The Grounds extend to 0.6 of an acre and include an Outdoor Heated Swimming Pool
- Electrically Operated Wrought Iron Gates and Large Shingled Drive for Off-Road Parking
- Total Accommodation extends to 3,703sq.ft
- Energy Rating: D

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Stylish and Spacious

"I purchased the property in 2021 as a building project – the work had been started (although poorly) and we had to take out a lot of the works done and redo them," the present owners said. There was originally a small bungalow on the site prior to the construction of the current property. "We also redid all the external landscaping and finishings on the house. It's a very open house with lots of entertaining space," the owners said. On first stepping into the property, it cannot fail to impress with the striking double height entrance hall with floor to ceiling windows. The right-hand side of the ground floor is the main living and entertaining space with the living room with dual aspect windows and a wood burner, and beyond this room is without any doubt the hub of this house, an open plan, 33ft long kitchen/dining room, with a breakfast bar right at the centre of things. This space is also double aspect with French doors opening to the swimming pool, and a large window to the front – it is a light and sociable area, perfect for entertaining. The specification of kitchen is outstanding, with state-of-the-art appliances.





KEY FEATURES

At the end of the entrance hall a generously sized study can be found, perfect for working from home. And to the left of the entrance hall is what could be used as granny flat/self-contained accommodation if required. With two bedrooms (one currently used as a gym), there are an adjacent shower room and also a WC, in addition to a large utility room and a sitting room.

Exploring Upstairs

On the first floor, the outlook over the front garden and woodland beyond it is spectacular. Access to the principal bedroom is through a walk-through dressing room which also boasts a vaulted ceiling, Juliet balcony and stunning en-suite bath/shower room. There are three further double bedrooms, two of which share a “Jack and Jill” bathroom, while the other benefits from its own en-suite and has the benefit of access to a roof terrace. “It’s simply a great party and entertaining house,” the owners said of the property which offers so much in the way of flexibility for a wide range of buyers, including those seeking the facility for multi-generational living.

The Grounds

The outside space is as impressive as the property itself, with so much space to enjoy. To the front the property is shielded by hedging and mature trees, and there is room for multiple vehicles to park on the shingled drive. Immediately to the rear of the house, there is a large terraced area for entertaining, and the planting in the garden is established with a hedged boundary, mature trees and shrubs, while the majority of the area is laid to lawn. Not forgetting the heated swimming pool – an amazing addition for any family.

Village Life

A small village deep in the Norfolk countryside, Ashwicken is located approximately five miles east of the centre of King’s Lynn. The village is known for its close-knit community with regular events, gatherings and village fairs throughout the year. “There is a good nearby school nearby, and we have great transport links,” the owners said, referring to the primary school in the village, which also has a late thirteenth century church, All Saints, where the history of the village is on display. The surrounding countryside is picturesque and offers walking trails, cycling routes, and peaceful strolls along the River Babingley. Local eateries include restaurants at Congham Hall and the Carpenters Arms at East Winch.

































INFORMATION



On The Doorstep

The Sandringham Estate with the house, gardens and woodland walks is approximately 12 minutes by car, and slightly further away is the northwest Norfolk coast with its beautiful cliffs and beaches. For the golfer there are courses at King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster

How Far Is It To?

King's Lynn is approximately 5 miles by road and offers a number of schools, the Queen Elizabeth II Hospital and a wide range of shops. There is a direct mainline rail link to London Kings Cross (approximately 1 hour and 40 minutes) and to London Liverpool Street by changing at Cambridge (approximately 2 hours and 13 minutes).

Directions

Travel to Ashwicken from King's Lynn by taking the B1145 Gayton Road. Take the right turn into East Winch Road. Gorsemoor can be found on the left-hand side of the road as shown by the Fine and Country For Sale Board. Alternatively, on the A148 travelling from Fakenham, again turn left into East Winch Road and follow this to the property.

What Three Words Location

Every three-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words ...[motels](#),[scars](#),[drags](#)

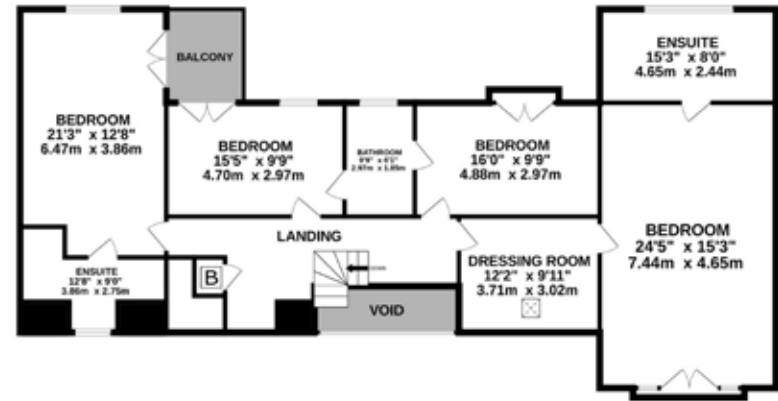
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Mains Drainage
Underfloor Heating to the Kitchen/Dining Room
The Pool has Air Source Heating
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn and West Norfolk Borough Council - Council Tax Band G
Freehold

GROUND FLOOR
2033 sq.ft. (188.9 sq.m.) approx.

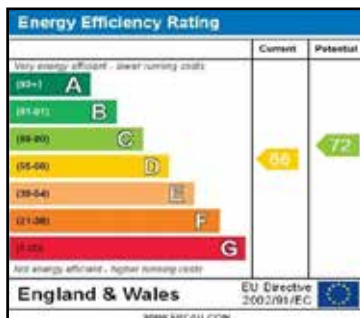


1ST FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



TOTAL FLOOR AREA : 3703 sq.ft. (344.0 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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