



**Church Road, Wimbotsham, King's Lynn, PE34 3QG**

**welcome to**

**Church Road, Wimbotsham, King's Lynn**

A charming & spacious, four bedroom cottage located within the highly sought-after village of Wimbotsham. This beautiful home offers diverse living space throughout, including a stunning, open plan kitchen/diner, whilst outside, you will find landscaped gardens & off-road parking.



### **Accommodation:**

Double-glazed entrance door to:

### **Lounge**

19' 3" x 14' 1" ( 5.87m x 4.29m )

Two double-glazed windows to the front. Two radiators. Feature open fireplace. Built-in storage units. Exposed wooden beams. Glazed French doors leading to the kitchen. Stairs leading to the first floor landing.

### **Study**

9' x 8' 8" ( 2.74m x 2.64m )

Double-glazed window to the front. Radiator.

### **Cloakroom**

Fitted with WC & wash hand basin. Built-in storage cupboard.

### **Open Plan Kitchen / Diner**

28' 8" x 14' 9" ( 8.74m x 4.50m )

### **Kitchen Area**

This fitted kitchen includes both wall & base units with work surfaces over, a ceramic sink & drainer unit, two low-level electric ovens & an electric hob with cooker hood over. There is also an integrated dishwasher, space & plumbing for a washing machine & space for a fridge/freezer, as well as a breakfast bar. Double-glazed skylight window. Two double-glazed windows to the rear. Double-glazed door leading to the rear garden.

### **Dining Area**

Two radiators. Double-glazed French doors to the side & two pairs of double-glazed French doors to the rear.

### **First Floor Landing**

Stairs from the lounge. Access to partially-boarded loft space. Built-in storage cupboard. Double-glazed window to the rear.

### **Bedroom One**

9' x 14' 7" ( 2.74m x 4.45m )

Double-glazed window to the front. Radiator.

### **En Suite**

Fitted with WC, wash hand basin with vanity unit & freestanding, roll-top bath with mixer taps & shower attachment. Radiator. Double-glazed window to the rear.

### **Bedroom Two**

9' 1" x 8' 6" ( 2.77m x 2.59m )

Double-glazed window to the front. Radiator.

### **Bedroom Three**

8' 5" plus recess x 10' 4" ( 2.57m plus recess x 3.15m )

Double-glazed window to the front. Radiator.

### **Bedroom Four**

6' 7" x 10' ( 2.01m x 3.05m )

Double-glazed window to the rear. Radiator.

### **Bathroom**

Fitted with WC, pedestal wash hand basin & bath with mixer taps & rainfall shower over. Radiator. Partly tiled. Double-glazed window to the rear.

### **Outside**

To the front of the property, the generous front garden is mainly laid to lawn, alongside various shrubs & is enclosed by a wrought-iron fence. The beautifully landscaped rear garden is fully enclosed & is mainly laid to lawn, alongside a decking area and patio area, as well as a variety of shrubbed borders. There are also two garden sheds, a bin storage area, and outdoor tap. A gravelled driveway to the rear of the property provides off-road parking for two cars.

### **Location**

The highly desired village of Wimbotsham is located approximately 1 mile north of the town of Downham Market & approximately 11 miles south of the town of King's Lynn, both of which have many shops, amenities & main line train stations with direct links to Ely, Cambridge & London Kings Cross. Wimbotsham is a very popular village & offers a primary school, post office & village shop, church, village hall and public house.



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**Ground Floor**



**First Floor**

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welcome to

## Church Road, Wimbotsham, King's Lynn

- Four bedroom cottage
- Open plan kitchen/diner
- Lounge & study
- Contemporary en suite & bathroom
- Landscaped front & rear gardens

Tenure: Freehold EPC Rating: F

**£475,000**



Please note the marker reflects the postcode not the actual property

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**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**