



Station Road, Roydon
PE32 1AW

BROWN & CO



Station Road, Roydon , PE32 1AW

Sought After Village Location

Substantial Detached Property Measuring 299m² / 3,218 sqft (excluding the garage)

Double Garage

Master Bedroom With Ensuite And Dressing Area

0.22 Acre Plot

Beautifully Constructed With Front Elevation Using Local Carrstone

No Upward Chain



INTRODUCTION

Brown & Co offers a substantial, detached, five bedroom dwelling in Roydon, a Norfolk village on the edge of the Sandringham Royal Estate surrounded by countryside. The house is offered with no upward chain.

LOCATION

Roydon is part of a cluster of thriving Norfolk villages approximately eight miles East from King's Lynn. The Sandringham Estate is on the doorstep of the village a short drive away, also, a number of local pubs and the stunning Congham Hall Hotel & Spa are nearby and within walking distance from the property. Also within walking distance is the local shop, Post Office, Vets and Surgery in neighbouring Grimston. A mainline station is available in King's Lynn to Ely, Cambridge & London. King's Lynn, an historic town, offers a vast array of shopping and usual town amenities. There are a number of supermarkets including one in South Wootton which is less than a ten minute drive from the property.

THE PROPERTY

The house is a substantial property, approximately 299m² / 3,218 sqft (excluding the garage) on a plot of 0.22 acres. The property is beautifully constructed with front elevation using brick and local Carrstone. To the front is also a large, detached double garage.

To the front there is gravel driveway and path leading to a storm porch. Inside, there is a central reception hallway where the four reception rooms can be accessed; these sitting room, dining room, office and large family room. There is also access to the kitchen which has central island unit, separate utility room and leads to a breakfast room/ sun room. The staircase leads to a large gallery landing on the first floor. On the first floor there are five double bedrooms and a spacious family bathroom, the master bedroom and second bedroom having an en-suite and dressing area.

Outside, the property sits very well on a 0.22 acre plot. There is a high level of privacy and the property both at the front and the rear. The drive way is spacious at the front with garage, which has large openings suitable for 4x4 sized vehicles. To the rear is the garden which is mainly laid to lawn with more mature trees and modern patio at the rear of the house.

AGENTS NOTES

No upward chain.

Council Tax Band: G

Mains electric

Oil Central Heating

VIEWING PROCEDURE

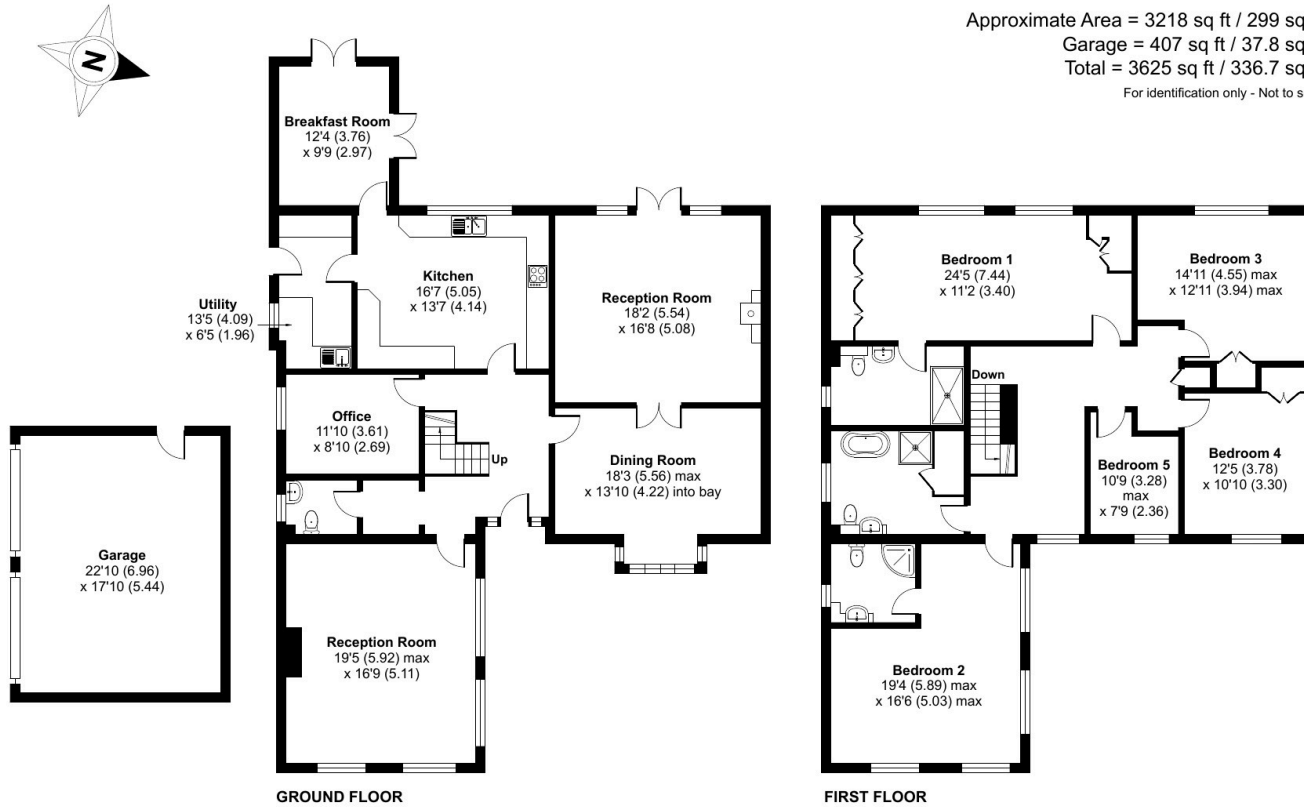
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECKS

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Station Road, Roydon, King's Lynn, PE32

Approximate Area = 3218 sq ft / 299 sq m
 Garage = 407 sq ft / 37.8 sq m
 Total = 3625 sq ft / 336.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1194725

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