



Sutton Road, Walpole Cross Keys

PE34 4HD

BROWN & CO



Sutton Road, Walpole Cross Keys, PE34 4HD

Contact Brown & Co to View

Three Bedrooms

Two reception Rooms

Conservatory

Large Plot of approximately 0.38 acres

Field views

Timber garage/workshop

Solar Panels

No upward Chain



DESCRIPTION

Brown & Co. offers a 3 bedroom, semi-detached property, with plot of approximately 0.38 acres, in Walpole Cross Keys, Norfolk.

Location

Walpole Cross Keys is a small village located in the county of Norfolk in the East of England. The village is situated approximately 10 miles south-west of the town of King's Lynn and has a population of around 300 people. The village is home to a number of historic buildings and local junior school. The surrounding countryside is mainly agricultural and there are several small businesses in the area. Overall, Walpole Cross Keys is a quiet and charming village that offers a glimpse into rural life in Norfolk.

Outside

The house has pedestrian access from Sutton Road and vehicular access via Station Road where there is ample off street parking. The property benefits from an excellent garden space. The overall plot measures approximately 0.38 acres and is primarily laid to a large lawn. There are a range of outbuildings, including a large timber garage/workshop. There is also access to the outside W.C

To the rear there are field views to the South. There is a courtyard area to the rear of the house and surrounding the dwelling are numerous trees and shrubs. The boundary to the North and West are set with mature, attractive Beech hedging.

Inside

The property has a front door, sitting room, dining room, kitchen and conservatory that overlooks the garden. Upstairs there are two bedrooms, the master being spacious and having a modern en-suite. There is also a family bathroom. A staircase leads to the second floor which we understand to be part of the original construction rather than a conversion. Here there is a double bedroom with window to the South with far reaching views.

The property has been well maintained by the owner but, would benefit from cosmetic updating.

The property retains some original features such as doors, picture rails and there is opportunity to have an open fire.

There is no upward chain.

Services

Mains metered water, private drainage, Mains electric, Oil central heating - Further electric supplied by 5 solar panels and we understand there is also solar assisted hot water.

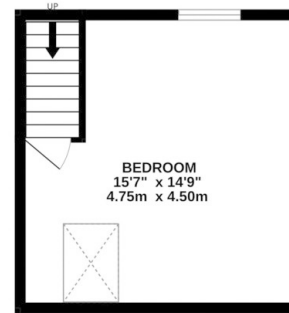
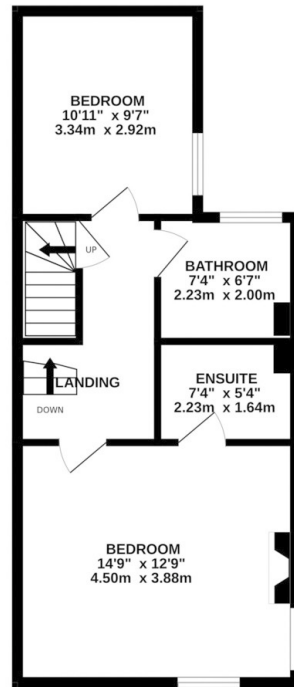
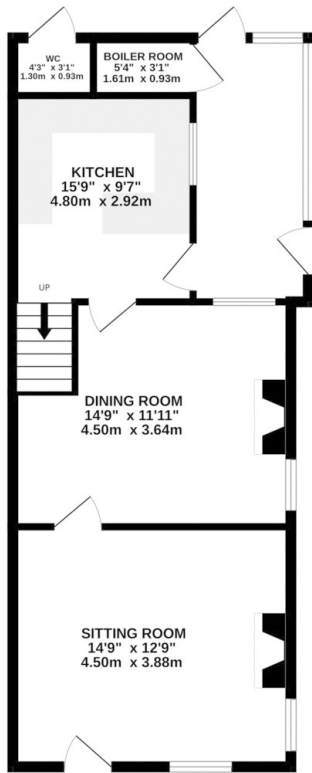
VIEWING PROCEDURE

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 CHECK

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



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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.
Made with Metropix ©2025



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants