



Sutton Road, Walpole Cross Keys  
PE34 4HD

**BROWN & CO**







## Sutton Road, Walpole Cross Keys, PE34 4HD

Substantial semi-detached dwelling

Impressive 130m<sup>2</sup>

Kitchen and utility room

Dining room and Sitting room

Master bedroom with dressing room and en-suite

Two further bedrooms

Large family bathroom

Field views to rear

South facing, landscaped garden



Brown & Co. offers an outstanding and spacious modern, 3 bedroom semi-detached family home. The property, which is an impressive 106m<sup>2</sup> is larger than usually found and subsequently we urge inspection to gain a full understanding of the generous living spaces.

### 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. Walpole is close to Terrington St. Clement, a very well appointed village. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op supermarket, public houses, junior and secondary schools, bakery, barber, butcher, surgery, vets, hardware shop, podiatrist, takeaways, fuel station, post office and newsagent with newspaper deliveries! Nearby, Kings Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline train station to Ely, Cambridge and London.

### The house

Built in 2020 this modern property was soon purchased from new by the current owners who loved the spacious and 'larger than average' design of the property. Its contemporary layout fitted perfectly with their modern lifestyle and further improvements turned the house into a stylish modern dwelling. There is a reception hallway, wc, utility/boot room and kitchen. This is partially open plan to a dining room which, in turn, is partially open plan to the sitting room where the owners have added a superb feature brick fireplace. Upstairs there is a large master suite with dressing room and en-suite shower room. There two more bedrooms with far reaching field views and a large family bathroom.

Outside to the front there is ample off street parking and to the rear the garden has been landscaped with patio, seating and bbq area.

### Services:

Gas via metered LPG gas

Main electric

Mains water

Private drainage - via private treatment plant

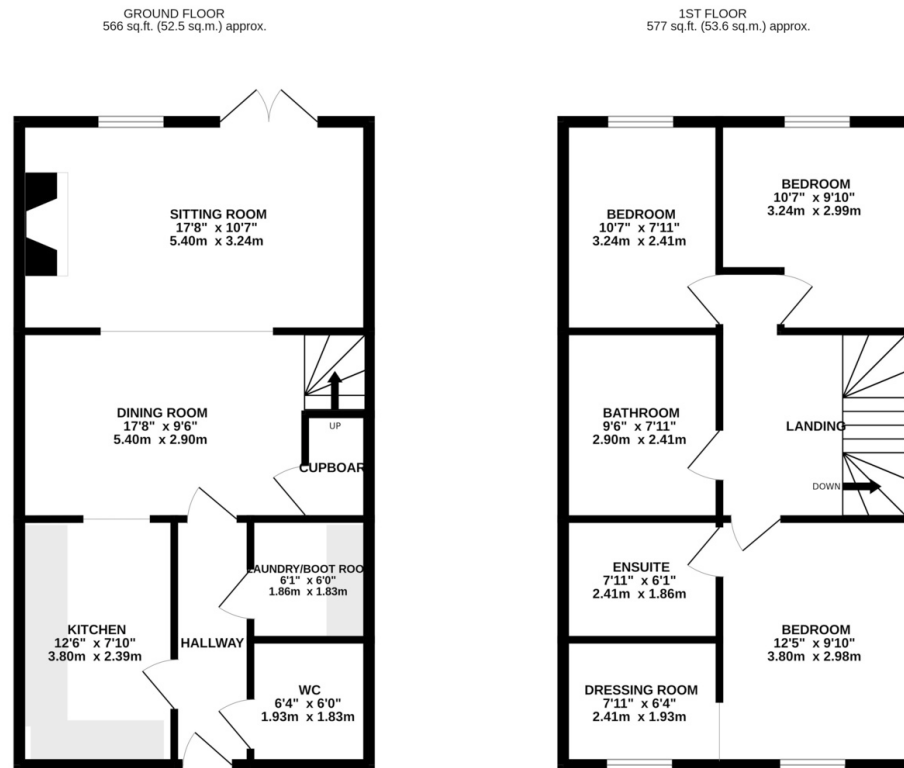
### VIEWING PROCEDURE

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](mailto: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: 1142 sq.ft. (106.1 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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Property and Business Consultants