



THE STORY OF

# Warren Lodge

*Ashwicken, Norfolk*

**SOWERBYS**

S

THE STORY OF

# Warren Lodge

4 Gayton Road, Ashwicken,  
King's Lynn, PE32 1LS

●

Detached Family Home

Multi-Generational Way of Living

Split Levels

Bespoke Fitted Kitchen with High-End Appliances

Spacious Sitting Room and Statement Fireplace

Four/Five Bedrooms

Guest Wing with a Ground Floor Shower Room

En-Suite to Principal Bedroom

Gym/Sun Room

Superb Views and Great Walks on the Doorstep

●

**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





“A calm, tranquil and contemporary home, which is designed for family life and entertaining.”

A substantial property surrounded by mature trees and complemented by superb views, our sellers saw the potential here and with it, created a modern and elegant family home.

When re-designing Warren Lodge, an open-plan feel was a key part of the criteria, but they also felt it was important to have separate spaces.

The kitchen/dining room, which seamlessly connects to the sitting room, has been a favourite for our sellers. The kitchen itself was bespoke fitted to the highest standard, and has top of the range

appliances. The open-plan space of the dining area and sitting room, which is flooded with natural light, has been ideal for hosting. The new fireplace which has been added to the sitting area adds an extra sense of class and exclusivity to this home.

The same attention of detail was paid to the home office, so that you can work from home in style.

And no property of this grandeur would be complete without a ground floor shower room and a utility/boot room too.







Another feature of this substantial home is the guest suite on the ground floor. Spoil your guests, embrace multi-generational living, or perhaps generate an income stream. This room exudes a level of luxury and sophistication, and wouldn't look out of place on the cover of a boutique hotel magazine.

“The visitor suite is amazing for our guests.”

On the first floor you will find three further bedrooms and the family bathroom. All of the bedrooms are double in size and have benefited from the same uplift, whilst the principal bedroom also has access to an en-suite.





The outside space has also been fully transformed. A selection of trees were removed from the front, not only to invite more light in, but also to enhance the superb views over the fields. The gravel drive, with a turning circle and double garage, provides ample parking, whilst the lawn and flower beds soften the look.

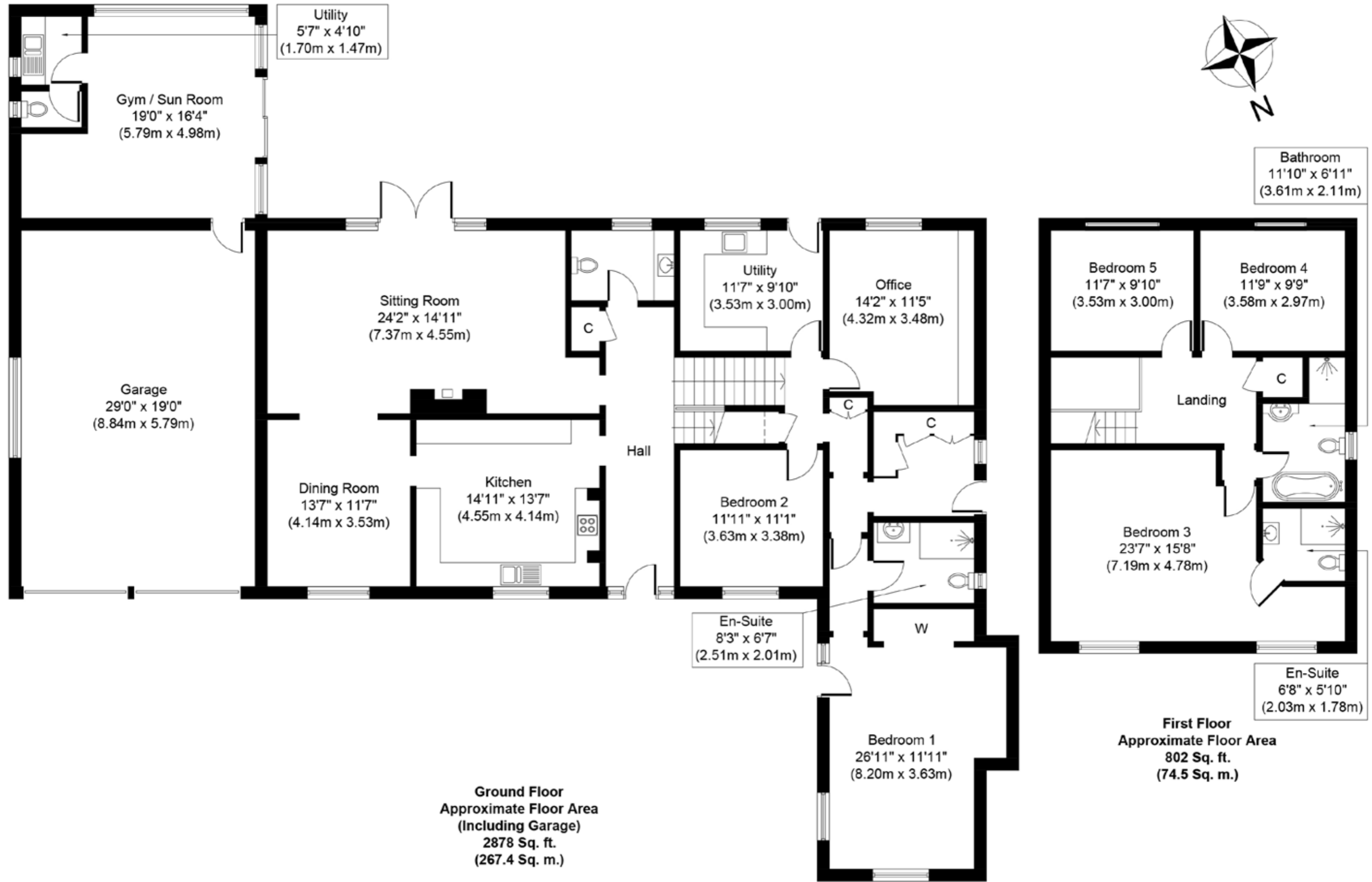
“The sunrises and big open skies are amazing.”

The rear garden has also been fully landscaped to create a space where all the family can come together. There is a large patio area for those that love to dine alfresco, mature lawns, and established trees to create a little shade.

Complementing this property is the separate gym/garden room, where you can get your endorphins flowing whilst taking in the views of the beautifully landscaped garden.

This superb home, modernised throughout and designed to cope with family life, is ready to start its new chapter.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Ashwicken

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated in the heart of West Norfolk, Ashwicken is a lovely quiet village where you can enjoy the tranquillity of

countryside living. The village itself offers a 14th century church and a Primary school for those with young children.

There are many scenic walking routes nearby around the lakes in Leziate and Sandringham Estate with the house, the gardens and woodland walks is just a short drive away. Slightly further away is the popular north Norfolk coast with its beautiful cliffs and beaches. For keen golfers there are courses in King's Lynn and the links courses of Hunstanton and Royal West Norfolk at Brancaster.

Less than eight miles away, is this market town of King's Lynn. Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages,

and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

Ashwicken is perfectly located for those looking for a quieter way of life, whilst remaining close to the thriving town of King's Lynn and all of the amenities it has to offer.



Note from the Vendor



Sandringham

“The woodland and lakes on our doorstep are great for walks and paddle-boarding. We also love to visit nearby Sandringham and the north Norfolk coast.”

THE VENDOR



### SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Drainage to septic tank.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 2537-9228-4000-0989-6276

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///subtitle.savings.lung

### AGENT'S NOTE

The property has been subject to subsidence due to a nearby tree, which has since been removed. All has been rectified through the insurance and a certificate of adequacy has been issued.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL