



THE STORY OF

# The Maples

*Wormegay, Norfolk*

SOWERBYS



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# The Maples

Bardolph Way, Wormegay  
Norfolk, PE33 0SF



Sold With No Upward Chain

Detached Family Home

Over 2,200 Sq. Ft. of Living Space

Extended and Modernised Over the Years

Open Plan Kitchen/Dining and Family Room

Separate Home Office or Play Room

Five Double Bedrooms with Two En-Suites and Two Family Bathrooms

Ample Off Road Parking

Well-Proportioned Garden with Superb Field Views

Quiet and Peaceful Location and Easy  
Access to Town and Train Line



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“We would describe our home as versatile, light, airy and spacious.”

For over 17 years, this residence has been a cherished home where children grew up and the family enjoyed a peaceful and fulfilling lifestyle.

Originally a four-bedroom house, The Maples has evolved over the years into a comfortable and versatile family home through thoughtful extensions.

The current owners delight in entertaining family and guests, and when extending the property, they prioritised creating open spaces for communal gatherings while also ensuring there are separate areas for those moments of solitude.

The heart of this detached home is undoubtedly the open-plan kitchen,

breakfast room, and dining area, which flows seamlessly into the family room. This bright and airy space, enhanced by triple aspect windows and a vaulted ceiling in the dining area, is flooded with natural light. The solid oak kitchen is complete with a granite worktop.

The sitting room, much like the rear of the property, is bright, airy, and spacious, yet retains a cosy atmosphere thanks to the essential log-burner, which is particularly appreciated on colder days. For those needing to work from home, there is a separate study that could easily serve as a ground floor bedroom if needed.







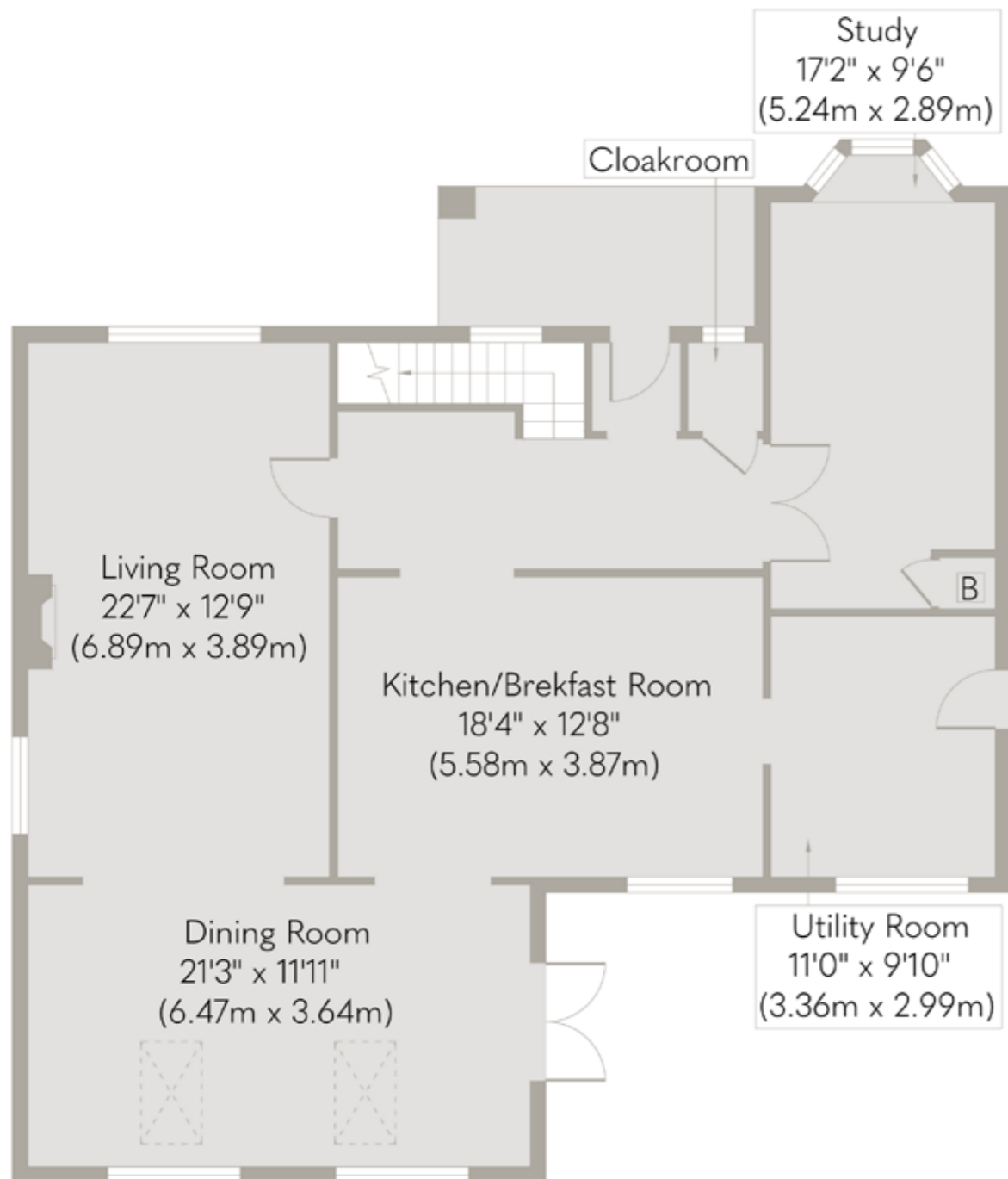
Upstairs, the landing leads to five double bedrooms and two family bathrooms. Both the main and guest bedrooms benefit from en-suite bathrooms.



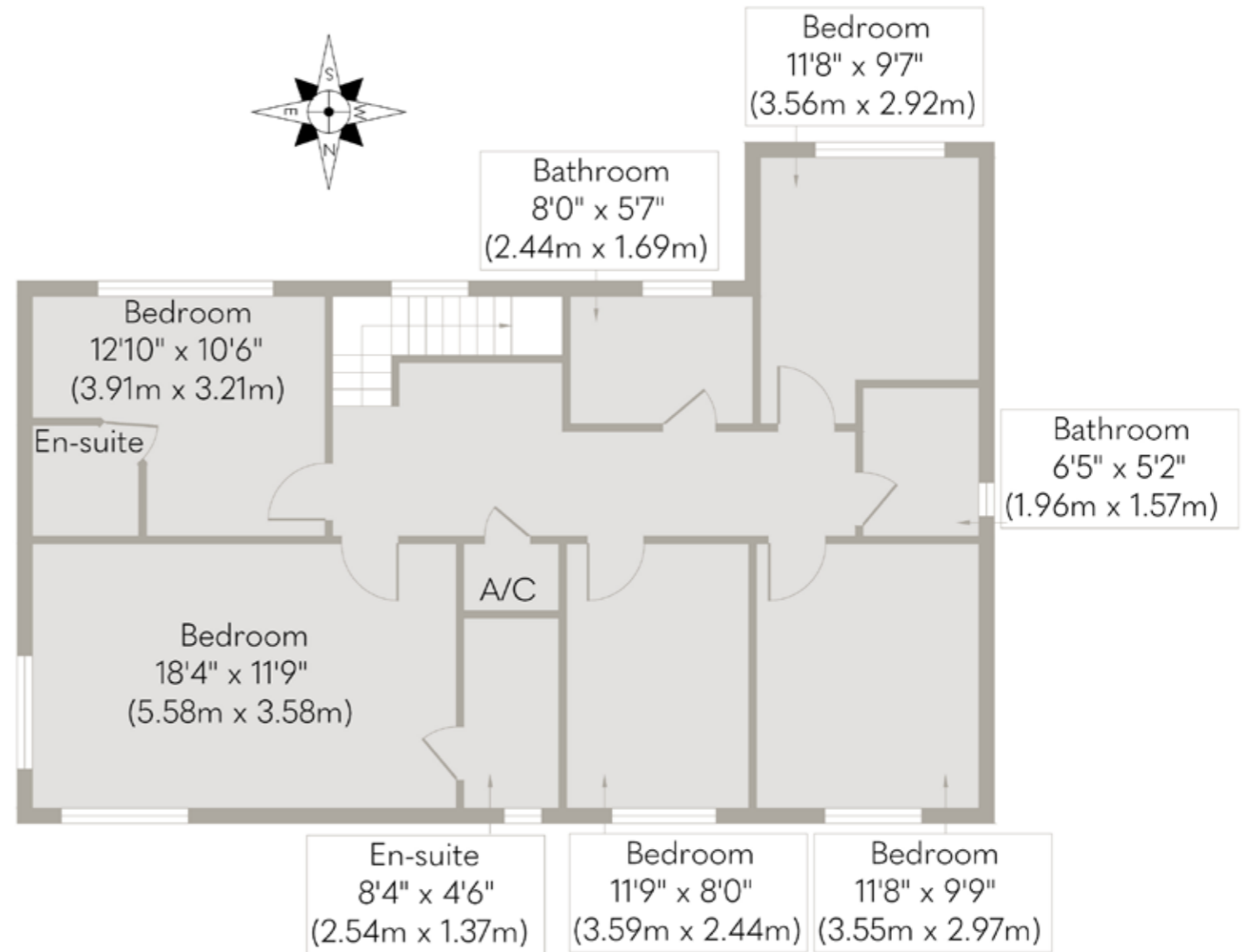
The generous outside space includes a spacious driveway at the front, providing ample parking for several vehicles. The rear garden is ideally sized for a property of this stature, predominantly laid to lawn with a patio area perfect for summer barbecues. It features an enclosed pen, previously used for chickens, and space for a trampoline for all ages to enjoy. The garden's highlight is undoubtedly the stunning views over expansive fields.

This substantial family home, presented to a high standard and is being offered for sale with no upward chain.





Ground Floor  
Approximate Floor Area  
1250 sq. ft  
(116.09 sq. m)



First Floor  
Approximate Floor Area  
989 sq. ft  
(91.87 sq. m)

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

# Wormegay

IN NORFOLK  
IS THE PLACE TO CALL HOME



Wormegay is located approximately 4.6 miles from Watlington and 8 miles from the busy market town of Kings Lynn. Wormegay has Primary School, Church and even a Castle which is located in the centre of the village.

Watlington is a small village which has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local

amenities including a doctor's surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul. King's Lynn, with its direct rail links to London, has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.



Note from the Vendor



“We love the peace and quiet and that the property isn't overlooked. There is a sense of privacy here.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage via cesspool. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 9360-2610-4300-2427-4131

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.

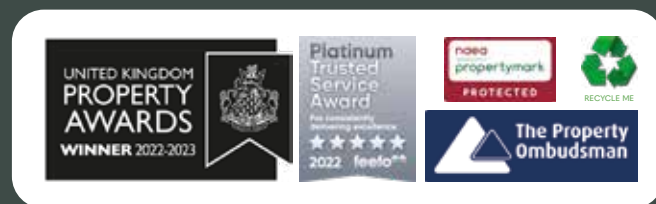
## LOCATION

What3words: ///sizing.compiler.merit

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# SOWERBYS



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