



THE STORY OF

38 Smeeth Road

Marshland St. James, Norfolk

SOWERBYS



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38 Smeeth Road

Marshland St. James
Norfolk, PE14 8JG

Sold With No Upward Chain

Plot Measuring 1.5 Acres (STMS)

Detached Family Home

Open-Plan Kitchen/Diner and Family Room

Separate Sitting Room with
Space for a Log Burner

Study/Playroom

Five Double Bedrooms

En-Suite and Dressing Room
to Principal Bedroom

Planning Granted and Project Started
for a Garage/Stables/Summerhouse

Electric Gates, a Double Garage
and Ample Off-Road Parking

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Over the past six years 38 Smeeth Road has been completely transformed by the current owners. Purchased as a substantial and versatile new build house, our sellers have added an element of elegance both inside and out, and the finishing touches to turn it into a home, ready for its next owner to move right into.

Without a shadow of a doubt the hub in this much loved family home has been the open plan kitchen, dining and family room – not only a place where the family enjoyed spending time together, but also one which provides the most superb sunsets over the fields beyond.

Once the daily chores have been taken care of, the sitting room provides the space where one can unwind and relax. It is also the ideal space for those that love to entertain, as the property lends itself as a superb party house. Should you need to work from home, the separate office is the ideal place.

Moving upstairs, the spacious central landing gives access to the five bedrooms and the family bathroom. All of the bedrooms are double in size, with one of them currently being used as an office and entertainment room. The generous principal bedroom benefits from a walk through dressing room as well as its own en-suite.

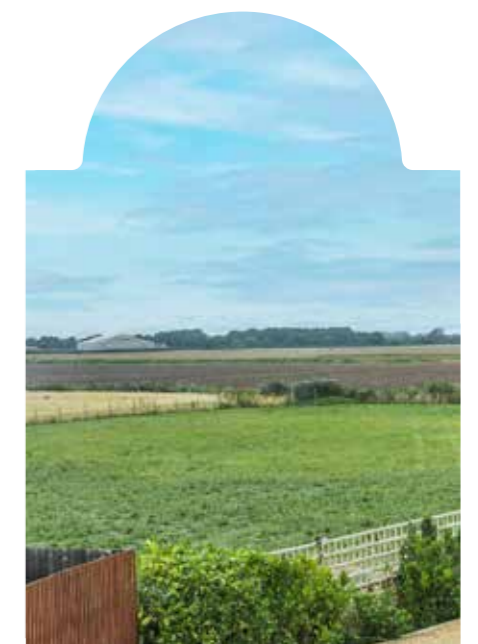




The outside space has undergone a huge transformation. Electric gates have been added to the entrance to create a true sense of privacy and security, whilst leading onto the spacious parking area. Should you wish, the double garage has the potential to become a home gym, a hobby room, or even an annexe, subject to the relevant planning permissions.

To the rear, our sellers have transformed a completely blank canvas into a very elegant and low maintenance space. The patio is the perfect space to dine alfresco, and the lawn has plenty of space for young legs to run off steam. There is planning permission in place, and the footings for a further outbuilding that is yet to be finished – a great opportunity for a purchaser to add stables, garaging, or perhaps a games room or garden room.

A refined family home, in a low maintenance plot of 1.5 acres (STMS) 38 Smeeth Road is ready for someone new to move right into.







Ground Floor
 Approximate Floor Area
 1632 sq. ft
 (151.60 sq. m)



First Floor
 Approximate Floor Area
 1592 sq. ft
 (147.90 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.
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Marshland St. James

GORGEOUS SCENERY IN AN HISTORIC VILLAGE

Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port 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.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

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.



Note from Sowerbys



"...an elegant home, inside and out."



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating with underfloor heating to ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0656-3870-7847-9778-8331

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: ///renovated.raking remodel

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SOWERBYS

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 St Martins
more than a home
for the homeless

 mind
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 Cancer
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