



THE STORY OF

30B Sutton Road

Walpole Cross Keys, Norfolk

SOWERBYS



THE STORY OF

30B Sutton Road

Walpole Cross Keys, Norfolk
PE34 4HD

Impressive Detached Home

Accommodation Approaching 2000 Sq. Ft.

Four Impressively Proportioned
Double Bedrooms

High Spec. Fixtures, Fittings and Finishes

Delightful Landscaped Gardens

Field Views to Rear Aspect

Ample Driveway Parking

Garage

Air Source Heating

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Built and completed in 2021 by a well renowned local firm of craftsmen, this spacious family home offers an exceptional level of finish throughout. The current owners have continued to improve on what was already a stunning quality of finish and with a no expense spared approach to the landscaping, this property truly delivers a luxurious lifestyle in a picturesque setting.

Step inside to discover a welcoming entrance hallway that flows seamlessly into the bright and spacious sitting room, complete with a charming bay window. Perfect for working from home, the generous study provides a quiet and versatile space.

The heart of the home is the expansive open-plan kitchen, dining, and family area at the rear, featuring a seamless connection to the outdoors provided by the must-have bi-folding doors. Of course, the kitchen features an impressive central island, quartz-topped worksurfaces and a host of appliances seamlessly integrated for convenience.

A utility room and integral garage access add further practicality, along with a conveniently located WC.

A wide solid wood staircase with a half-landing leads to the upper floor, adding a touch of grandeur.

The first floor accommodates four generously sized double bedrooms, each thoughtfully designed for comfort and privacy.

The principal suite is a true retreat, boasting an en-suite shower room and breathtaking views over the farmland beyond. A well-appointed family bathroom completes the upstairs layout.

Outside, the property offers a gravelled driveway with ample parking, a garage, and a paved path leading to the inviting front door.

The rear garden is fully fenced, featuring a patio area ideal for alfresco dining and relaxation while enjoying the tranquil rural backdrop.

With its blend of contemporary elegance, practical features, and idyllic surroundings, this home offers an unparalleled opportunity to embrace modern family living.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Walpole Cross Keys

WHERE HISTORY, COMMUNITY, AND HERITAGE THRIVE

Cross Keys is a small community situated where Norfolk borders with both Lincolnshire and Cambridgeshire. Generally thought to be the place from which King John's jewels crossed the Wash (and were lost) it is a small agricultural community that was served for almost one hundred years by the M&GN Midland and Great Northern (Muddle and Get Nowhere) Railway.

At the start of the 20th century the village benefitted from the generosity of Lady Jephson who provided a village hall - a newly re-furbished building stands on the same site today. Cross Keys has an active Parish Council intent on improving the look of the village and has recently commissioned the writing of a Parish Plan (Blueprint for the Future). The Council's latest addition to the village is the Eva Kemp/Station Garden. The village has a thriving Primary School with a Ladybirds pre-school on the same site.

Perched on the banks of the River Ouse, the nearby town of 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. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from Sowerbys



"The rear garden is fully fenced, featuring a patio area ideal for al-fresco dining and relaxation while enjoying the tranquil rural backdrop."



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: 4739-7532-1000-0856-1222

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: ///cracking.coverage.cured

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

