



S

THE STORY OF

4 Mount Park Close

Middleton, Norfolk

SOWERBYS



THE STORY OF

4 Mount Park Close

Middleton, King's Lynn, Norfolk
PE32 1YA

Peaceful, No-Through Road of Executive Homes

Striking Mock Tudor Façade with Kerb Appeal

Spectacular Garden Room with
Golf Course Views

Five Bedrooms, Including
Spacious Principal Suite

Custom-Fitted Kitchen with
Smart Storage Solutions

Air conditioning (Wi-Fi Enabled) in
Garden Room and Principal Bedroom

Detached Double Garage with
Electric Remote Doors

22kWh Rapid EV Charger and Solar
Panels for Energy Efficiency

HIVE Wi-Fi-Enabled Thermostat
Two-Zone Audio System

Mature Landscaped Garden with
Elevated Patio Terrace

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Nestled within an exclusive and tranquil close of executive homes, this beautifully extended five-bedroom residence offers an exceptional blend of generous space, refined style, and modern comfort. With manicured front gardens, handsome driveways, and an unmistakable pride of ownership throughout the neighbourhood, this is a setting that truly sets the tone for the lifestyle on offer.

Set on one of the largest plots within the development, the property immediately impresses with its striking mock-Tudor façade and generous brick-weave driveway, which leads to a detached double garage featuring remote-operated, electrically sectional doors. A 22kWh EV home charger adds a practical touch for the modern buyer.

Step inside and you are welcomed by an interior designed for contemporary family living, where proportions are generous, natural light is plentiful, and the layout flows beautifully. At the heart of the home is the spectacular garden room—a stunning, light-filled extension that blends effortlessly with the original architecture. Featuring a vaulted skylight and three sets of sliding doors opening to the terrace and the garden, it creates a seamless connection with the garden beyond. A discreet, wall-mounted air conditioning unit—Wi-Fi enabled for convenience—and integrated ceiling speakers complete this truly showstopping space.



The well-appointed kitchen/breakfast room has been thoughtfully designed to maximise both form and function, with custom cabinetry, corner carousel units, a full-height larder with individual pull-out drawers, and modern appliances including induction hob and dishwasher —all of which help to streamline day-to-day living. An adjoining utility room ensures household tasks remain neatly out of sight, and a ground-floor WC adds further convenience. A separate dining room and a spacious, welcoming sitting room offer further versatility, perfect for both everyday living and entertaining.



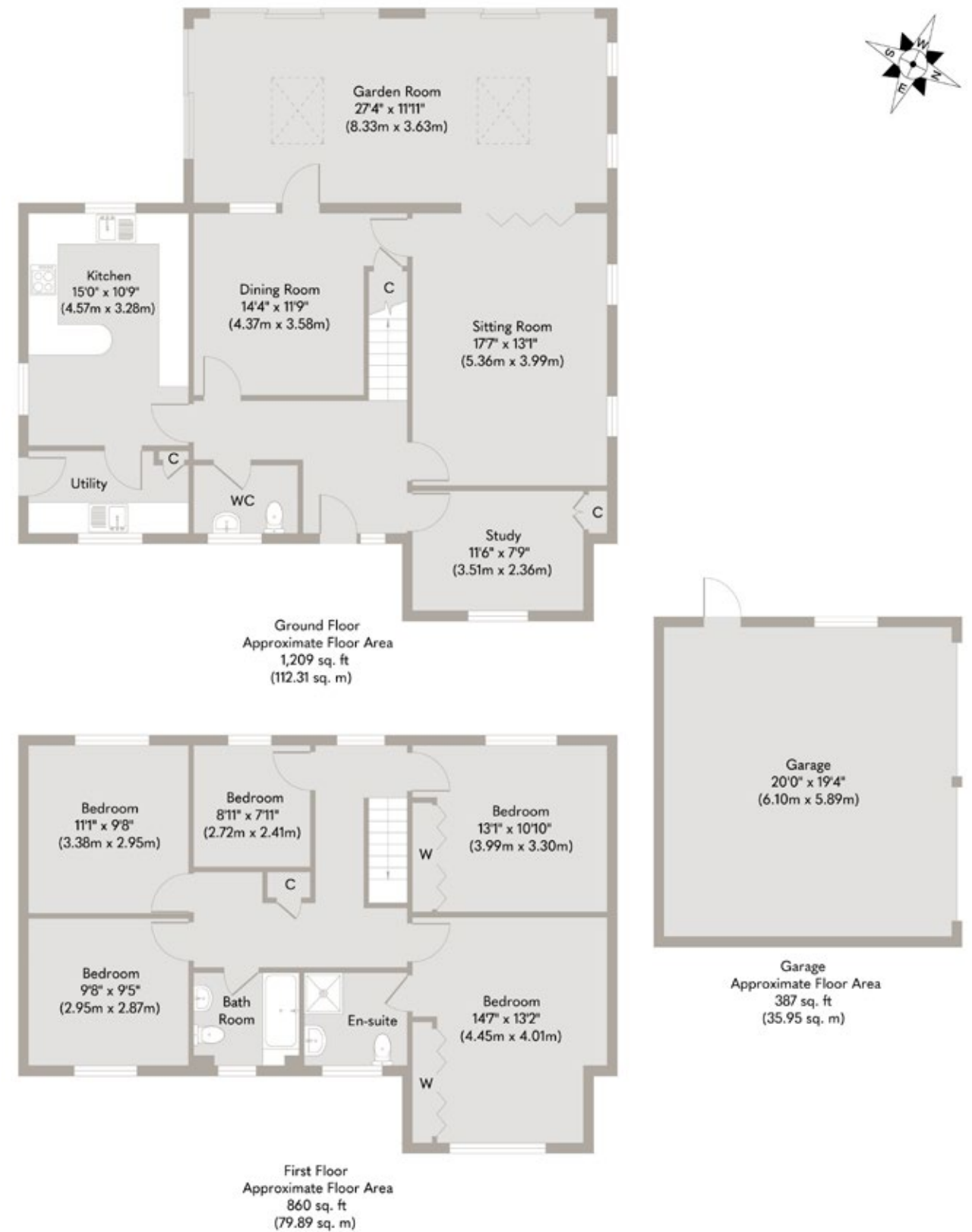


Upstairs, five generous bedrooms provide ample accommodation for families of all sizes. The principal bedroom is a particularly peaceful retreat, with integrated Wi-Fi enabled air conditioning, built-in wardrobes, and a stylish en-suite shower room. The second bedroom also benefits from fitted wardrobes, while the remaining rooms—three further doubles and a generous single—are served by a contemporary family bathroom with over-bath shower.

Outside, the rear garden offers a haven of calm and colour. A private terrace is ideal for dining and entertaining, while the generous lawn is framed by mature planting and borders. Beyond, uninterrupted views stretch across the neighbouring golf course, adding a sense of open space and serenity. Discreetly installed solar panels on the garage provide a sustainable source of energy and useful revenue, reflecting the home's thoughtful approach to modern living.

With zoned Wi-Fi-enabled HIVE central heating, two air conditioning units, integrated audio, and exceptional quality throughout, this is a home that delivers in every sense. Peaceful yet connected, generous yet inviting, this superb residence is more than a house—it's a place to grow, to entertain, and to call home.





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 2023 | www.houseviz.com

Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8698-3794-2729-1997-2063

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: ///arise.pitch.baguette

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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

