



Sutton Road, Walpole Cross Keys, King's Lynn PE34 4HE

welcome to

Sutton Road, Walpole Cross Keys, King's Lynn

Located in Walpole Cross Keys which is located close to the well served village of Terrington St Clement is this converted church circa 1881 which was converted in 1992 and is being offered with no onward chain. Viewing highly recommended.



Oak Arched Entrance Door To:- Entrance Hall

Feature beams, Pew, radiator, storage cupboards

Cloakroom

Low level WC, wash hand basin, radiator, window to side aspect

Lounge

20' 9" max x 20' (6.32m max x 6.10m)

Feature brick and beamed fireplace with inset wood burner, two radiators, beamed ceiling, windows to front and rear aspect, stairs to Pulpit, stairs to first floor, arched entrance to:-

Snug

13' 6" max x 8' 5" (4.11m max x 2.57m)

Feature arched windows

Kitchen

13' 5" x 13' 5" (4.09m x 4.09m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven and built-in microwave, electric hob, extractor over, built-in dishwasher, radiator, two windows to rear, ceramic tiled floor, door to:-

Utility

11' 1" x 4' 5" (3.38m x 1.35m)

Space and plumbing for washing machine and dryer, space for fridge freezer, door to side aspect

Dining Room

13' 6" x 13' 2" (4.11m x 4.01m)

Two windows to rear aspect, radiator, door to:-

Conservatory

UPVC and brick construction under polycarbonate roof, double glazed door to rear

Galliered Landing

Ceiling beams

Bedroom One

19' 7" max x 11' 6" max (5.97m max x 3.51m max)

Feature ceiling beams, four feature arched windows, velux window, radiator, door to:-

En Suite Shower Room

6' 10" max x 8' 6" (2.08m max x 2.59m)

Walk-in shower cubicle, low level WC, wash hand basin in vanity unit, radiator, feature arched window, tiled floor and walls

Bedroom Two

16' 3" x 8' 8" (4.95m x 2.64m)

Two velux windows, radiator, steps to walk-in storage room

Inner Landing

Velux window, loft hatch, feature beams

Bedroom Three

13' 5" x 10' 3" (4.09m x 3.12m)

Ceiling beams, velux window, two feature floor height windows, radiator

Bathroom

10' 7" x 9' max (3.23m x 2.74m max)

Bath, double shower unit, low level WC, wash hand basin in vanity unit, radiator, storage cupboard

Outside

The property has an in and out gravelled drive with a lawned area which has mature plants and shrubs and leads to a detached double garage block 17ft 6" x 15ft with power and light and a boarded loft area. To the rear of the garage is an office 17ft x 11ft 3 with double glazed sliding door to rear and a potential kitchen/utility area 10ft 1 x 6ft with space and plumbing for washing machine. The rear garden is laid mainly to lawn with mature shrubs, plants and trees and is enclosed by hedging.



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welcome to

Sutton Road, Walpole Cross Keys King's Lynn

- Former Church Circa 1881 and Converted in 1992
- Three Bedrooms
- Solar Panels
- Three Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117219 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)