



Willow House, The Street, Gooderstone, King's Lynn, PE33 9BP

welcome to

Willow House, The Street, Gooderstone, King's Lynn

A beautifully presented contemporary detached home, situated in a non-estate, semi-rural village location. Boasting 4 double bedrooms with an en suite to the master, 4-piece family bathroom, extremely spacious kitchen/dining/family room, triple aspect lounge, utility, generous gardens and much more!



Accommodation:

UPVC part glazed external entrance door opening to:

Spacious Entrance Hall

Staircase rising to the first floor landing with door to an under-stairs storage cupboard, radiator, security alarm control panel, carpet flooring, doors opening to the lounge, open-plan kitchen/dining room and the cloakroom w.c.

Ground Floor W.C

Suite comprising low level w.c and pedestal hand wash basin with tiled splash backs, heated towel rail, wood effect LVT flooring, extractor fan, UPVC double glazed obscure glass window to the side aspect.

Lounge

20' x 19' 6" (6.10m x 5.94m)

Impressive triple aspect room with three radiators, television point, telephone point, carpet flooring, triple aspect UPVC double glazed windows to both sides and rear, UPVC double glazed French doors opening to the rear garden.

Open-Plan Kitchen/ Dining Room

26' 11" x 14' 11" (8.20m x 4.55m)

Kitchen Area

A comprehensive range of contemporary wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset sink unit with mixer tap, built-in eye-level single ovens and fitted 6-ring electric hob with stainless steel extractor hood over and granite splash back, integrated larder fridges, two integrated freezers, integrated dishwasher, integrated refuse bin, breakfast bar return, Travertine tiled flooring, dual aspect UPVC double glazed windows to the front and side, open-plan to the dining area.

Dining/ Family Area

Space for dining room table, radiator, television point, telephone point, Travertine tiled flooring, UPVC double glazed window to the front aspect, door opening to the utility room.

Utility Room

12' 5" x 6' (3.78m x 1.83m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, space for tumble dryer, oil fired central heating boiler, radiator, Travertine tiled flooring, UPVC part glazed external entrance door opening to the side aspect.

First Floor Landing

Airing cupboard, radiator, carpet flooring, loft access, UPVC double glazed obscure glass window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

16' max narrowing to 14' 10" min x 15' 10" (4.88m max narrowing to 4.52m min x 4.83m)

Built-in storage wardrobes, two radiators, television point, carpet flooring, two UPVC double glazed windows overlooking the front aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising low level w.c, pedestal hand wash basin with tiled splash backs and shower cubicle with inset tiling and power shower, heated towel rail, wood effect LVT flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Bedroom 2

14' 10" x 10' 8" (4.52m x 3.25m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

12' 4" x 9' 6" (3.76m x 2.90m)

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

12' 4" x 9' 7" (3.76m x 2.92m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath and separate double shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, wood effect LVT flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of this spacious home, there is a generous lawned garden, part enclosed by picket fencing.

A shared driveway leads along the right hand side of the property to the gravelled off-road parking area, where this lovely home boasts off-road parking for up to approximately four vehicles. From here, gated access leads into the substantial, enclosed rear garden, which is laid mainly to lawn with a paved patio seating area, timber decking area, shrub borders, exterior lighting, power sockets, outside tap, accessible oil tank and pathways.

Location

The village of Gooderstone is located approximately 6 miles from the bustling market town of Swaffham and 12 miles from the historic market town of Downham Market. The village boasts a primary school, church, public house, cricket club and Gooderstone Water Gardens & Nature Trail, which is a unique attraction open daily. Further amenities and facilities can be found in Swaffham town itself, boasting a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller independent shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band E. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Willow House, The Street, Gooderstone

- Substantial 4 double bedroom detached house
- Semi-rural village location with far-reaching field views to the rear
- Generous front and rear gardens & ample off-road parking
- Stunning dual aspect open-plan kitchen/dining/family room
- Triple aspect lounge with French doors to the rear garden
- Ground floor w.c, utility, en suite & 4-piece family bathroom
- UPVC double glazing and oil fired central heating

Tenure: Freehold EPC Rating: C

guide price **£425,000 - £450,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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directions to this property:

Leave Swaffham via Cley Road to the right hand side of the White Hart and follow this road out of town and into open countryside. Proceed through the village of Cockley Cley and towards Oxborough. Before reaching Oxborough, take the left hand turn, signposted 'Gooderstone', along Clarke's Lane (ignoring the first left hand signpost marked Gooderstone off this road). At the t-junction, turn right onto The Street and proceed into the village of Gooderstone. The property will be found on the left hand side, opposite the Primary school.



Property Ref:
SFM109633 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk