



Ash Lodge, The Street, Gooderstone, King's Lynn, PE33 9BP

welcome to

Ash Lodge, The Street, Gooderstone, King's Lynn

A very well presented 4 double bedroom detached home, located in an idyllic, non-estate position in the semi-rural village of Gooderstone. Offering deceptively spacious accommodation with 3 reception rooms, modern kitchen, utility room, 2 en suites and family bathroom, garage, stunning views & more!

Accommodation:

Recessed open storm porch with a part glazed composite external entrance door opening to:

Entrance Hall

Turned staircase rising to the first floor landing with under-stairs storage cupboard, door to built-in storage cupboard, Oak flooring, inset ceiling spotlights, doors opening to the lounge, dining room, study, kitchen, bathroom and two ground floor bedrooms, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and vanity hand wash basin with mixer tap and storage under, tiled splash backs, Oak flooring, UPVC double glazed obscure glass window to the side aspect.

Study

12' 7" max into recess x 8' 10" (3.84m max into recess x 2.69m)
Television point, telephone point, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen/Breakfast Room

15' 1" x 12' 7" (4.60m x 3.84m)
A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink with mixer tap, tiled splash backs and surrounds, space for Range style oven with extractor hood over, integrated fridge-freezer, two fitted wine racks, tiled flooring, inset ceiling spotlights, door to walk-in pantry cupboard, UPVC double glazed window to the rear aspect, door opening to:

Utility Room

9' 7" x 7' 2" (2.92m x 2.18m)
A matching range of floor mounted fitted kitchen units with contrasting 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, space for fridge-freezer, tiled flooring, extractor fan, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the side aspect.

Dining Room

13' 11" max narrowing to 12' 8" min x 11' 3" (4.24m max narrowing to 3.86m min x 3.43m)
Television point, telephone point, Oak flooring, UPVC double glazed window to the rear aspect.

Lounge

19' 4" x 12' 10" (5.89m x 3.91m)
Feature brick fireplace and hearth with wood burning stove, television point, carpet flooring, dual aspect with UPVC double glazed window to the side and UPVC double glazed French doors opening to the rear garden.

Ground Floor Guest Bedroom

11' 10" extending to 14' 11" max x 10' (3.61m extending to 4.55m max x 3.05m)
This room, combined with the neighbouring ground floor bathroom, adjoining ground floor bedroom and w.c, could act as a separate guest area.

Built-in storage wardrobes, television point, telephone point, carpet flooring, UPVC double glazed window to the front aspect.





Ground Floor Bedroom

11' 11" x 10' 5" extending to 12' max (3.63m x 3.17m extending to 3.66m max)

Television point, telephone point, carpet flooring, UPVC double glazed window to the side aspect.

Ground Floor Bathroom

Suite comprising close coupled w.c, vanity hand wash basin with mixer tap and storage under, panelled bath with central mixer tap and separate shower enclosure with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, UPVC double glazed obscure glass window to the front aspect.

First Floor Landing

Radiator, carpet flooring, double glazed Velux style window, doors opening to the remaining bedrooms.

Bedroom 1

14' 11" x 12' 2" + window recess (4.55m x 3.71m + window recess)

(Sloping ceilings) Door to walk-in wardrobe, wall mounted air conditioning unit, radiator, television point, telephone point, carpet flooring, UPVC double glazed Dormer window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, extractor fan, double glazed Velux style window.

Bedroom 2

12' 2" + window recess x 9' (3.71m + window recess x 2.74m)

(Sloping ceilings) Door to walk-in wardrobe/airing cupboard, radiator, carpet flooring, loft access, UPVC double glazed Dormer window overlooking the rear aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, part tiled walls, heated towel rail, tiled flooring, extractor fan, double glazed Velux style window.

Outside

The property is approached from the road via a block-weave driveway, which leads through two brick pillars, to a spacious off-road parking area, with a dwarf brick wall front boundary. A block-weave pathway leads to the main entrance door. There is a lawned front garden with an outside tap, together with a Lavender shrub boundary.

Both sides of the property lead to the rear garden, which has been beautifully landscaped, being laid mainly to lawn with paved patio seating areas, block-weave pathways, external lighting, oil tank, detached garage and post and rail fencing to the rear boundary, offering stunning views over equestrian paddocks.

Garage

16' 6" x 8' 11" min (5.03m x 2.72m min)

Double timber doors, power and lighting connected.

Location

The sought-after, semi-rural village of Gooderstone is located approximately 6 miles from the bustling market town of Swaffham and 12 miles from the market town of Downham Market. The village boasts a primary school, Church, The Swan Inn public house, cricket club and Gooderstone Water Gardens & Nature Trail, which is a unique attraction open daily.

Council Tax Band

This property is Council Tax band D.

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

Ash Lodge, The Street, Gooderstone

- Architect-designed, versatile detached property
- Rear garden with stunning views over paddocks
- Ample off-road parking and detached garage
- 4 double bedrooms
- 3 reception rooms and modern fitted kitchen with separate utility room
- 2 en suite shower rooms and 4-piece family bathroom
- Oil fired under-floor and radiator central heating
- Double glazed windows throughout

Tenure: Freehold EPC Rating: C

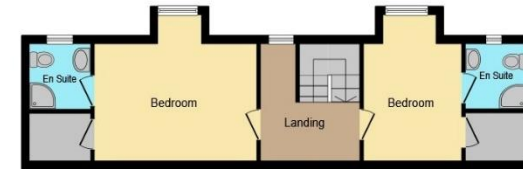
£520,000

directions to this property:

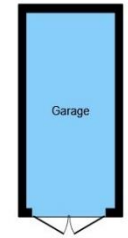
Leave Swaffham via Cley Road, following this road out of town and into open countryside. Proceed through the village of Cockley Cley and towards Oxborough. Before reaching Oxborough, take the left hand turn, signposted 'Gooderstone', along Clarke's Lane (ignoring the first left hand signpost marked Gooderstone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



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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