



Introducing  
Hall Farm Barns  
Middleton

**SOWERBYS**

Discover the perfect blend of modern comfort and easy living in this beautifully presented three-bedroom semi-detached bungalow, nestled in the popular village of Middleton.

Boasting spacious, light-filled accommodation, this inviting home is ideal for anyone seeking a relaxed lifestyle without compromising on style.

Step inside and enjoy the warmth and character of the welcoming lounge, complete with a cosy log burner — the perfect spot to unwind on chilly evenings. The thoughtfully designed interior flows effortlessly, offering a generous and airy feel complemented by contemporary finishes throughout.

Outside, the property continues to impress with low-maintenance landscaped gardens, providing a private space to enjoy alfresco dining or simply soak up the sunshine with minimal upkeep. Off-road parking adds extra convenience, ensuring everyday life is as stress-free as possible.

#### **MIDDLETON**

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 and electricity. Drainage via private treatment plant. Ground source heat pump with underfloor heating throughout and log burner.

#### **COUNCIL TAX**

Band C.

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3words: [///wriggle.spreading.informer](https://www.what3words.com/#!/en/@@@wriggle.spreading.informer)

#### **AGENT'S NOTE**

Integrated Kitchen Appliances: Fridge Freezer, Dishwasher and Freestanding Cooker

Parking for multiple vehicles (directly in-front of the property, not to obstruct neighbouring parking or access). A restrictive covenant prevents the storage of caravans and boats.

Garden: Astro-Turf Lawn to the rear

Outside Space: Opposite Communal Turning Area is the "bin store" for the property and detached garage

Drainage via private treatment plant

Property is currently listed for Sale







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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