



**14 Brookwell Springs**

Middleton, Kings Lynn, PE32 1RR

GUIDE PRICE £485,000

**BK**nowles   
CITY & COUNTRY PROPERTIES



**A DETACHED PROPERTY WITH ENCLOSED GARDEN SITUATED IN A  
PEACEFUL CUL-DE-SAC WITHIN EASY REACH OF THE NORTH NORFOLK  
COAST**

**SITUATION**

King's Lynn 3.8 Miles

Norwich 45.8 miles

Cambridge 44.2 Miles

**ACCOMMODATION:**

Entrance Hall | Open Plan Kitchen/Dining/Garden Room | | Living Room with  
Mutil Fuel Burner | Cloakroom | Study/Bedroom 4 | Bathroom | 3 Bedrooms |  
En Suite Shower Room | Enclosed garden | Shed | |Workshop| Parking | Garage







## DESCRIPTION

A unique and spacious property refurbished to a high standard. Contemporary open-plan layout with the bonus of independent reception rooms offering varied uses. Situated in a peaceful cul-de-sac within a much sought after area, with enclosed garden and patio area. This distinctive property is ready and waiting for the discerning buyer.

### Entrance Hall

### Kitchen/Dining room Area

3.11m x 9.23m (10'2 x 30'3)

### Garden room Area

3.48m x 3.92m (11'5 x 12'10)

### Living room

3.98m x 3.74m (13'1 x 12'3)

### Study/Bedroom 4

3.77m x 2.80m (12'4 x 9'2)

### Cloakroom

### Galleried Landing

### Bedroom 1

3.65m x 2.85m (12' x 9'4)

### Bedroom 2

3.86m x 3.96m (12'8 x 13'0)

### Bedroom 3

5.08m max x 6.13m max (16'8 max x 20'1 max)

### En suite shower room

### Bathroom

2.76m x 2.84m (9'1 x 9'4)

### Shed

### Workshop

### Garage

5.50m x 4.96m (18'1 x 16'3)

**All measurements are approximate**







## OUTSIDE

A delightful enclosed garden with patio area for alfresco dining, shed, workshop and garage with power and light. Driveway parking for several vehicles.

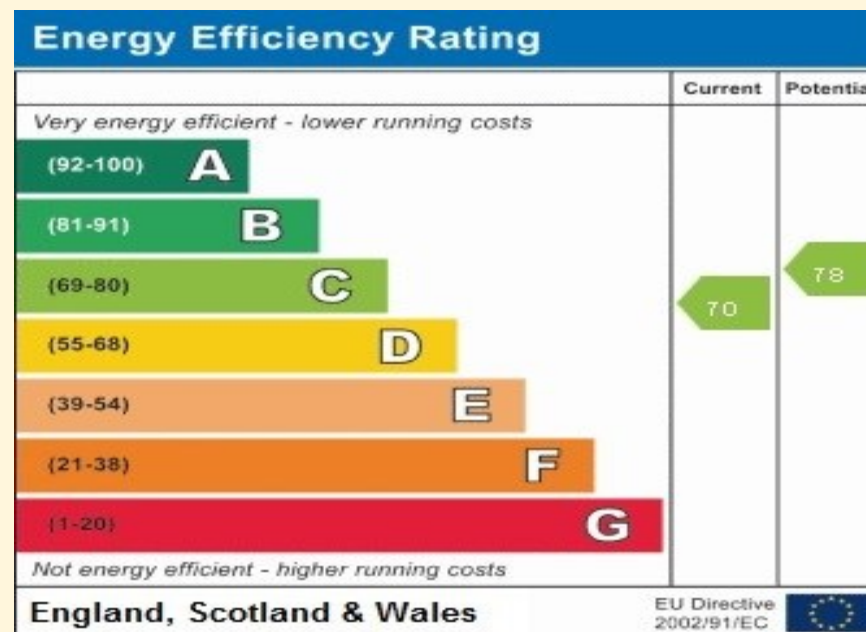
## LOCATION

Middleton is situated on the A47 approximately 4 miles east of King's Lynn. The village extends north and south of the main road extending to Fair Green in the northern part of the village and Blackborough End in the southern end of the village.

At the centre of the village is the village hall, post office, and pub/restaurant Middleton's and Golf Club. The Gate Inn is in the Fair Green part of the village. The village church, Saint Mary's has 14th century foundations, but was mainly restored in the 19th century.

Middleton Mount is a mound upon which a castle keep once stood as is typical of some of the lesser castle remains throughout Norfolk from the 11th and 12th century. The castle was founded by William d'Ecouis and was a motte and bailey fortress which was thought to be constructed from timber.

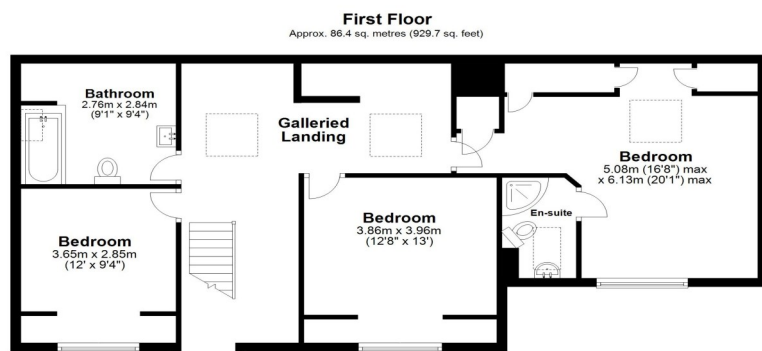
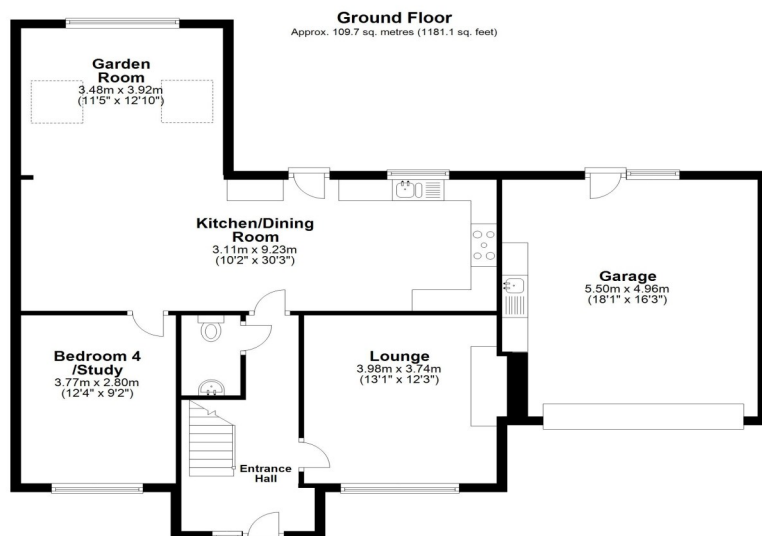
The unspoilt North Norfolk coast is within easy reach as is the Royal Sandringham Estate and numerous other attractions.











Total area: approx. 196.1 sq. metres (2110.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2C Assessments  
Plan produced using PlanUp.

## SERVICES

The property has mains electricity, water, underfloor heating to the ground floor and oil central heating system. Broadband fibre is available.

## TENURE

The property is being offered for sale Freehold

## GUIDE PRICE

£485,000

## ENERGY PERFORMANCE CERTIFICATE

Band C

## LOCAL AUTHORITY

West Norfolk and Kings Lynn Borough Council  
Council Tax Band B £1698.64 2024/2025  
01553 616200. Please check charges with the council

## VIEWING

Strictly by appointment with Bridgit Knowles Ltd  
Tel: 075000 61734 Email: [enquiries@bridgit-knowles-ltd.co.uk](mailto:enquiries@bridgit-knowles-ltd.co.uk)

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