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The Maples
Bardolphins Way
Wormegay



A BEAUTIFULLY PRESENTED DETACHED FIVE BEDROOM FAMILY HOME WITH OUTSTANDING FIELD VIEWS TO THE REAR.

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The Maples, Bardolphs Way, Wormegay, King's Lynn, Norfolk, PE33 0SF

ENTRANCE HALL

Luxury wood effect flooring, radiator, stairs to first floor.

CLOAKROOM

Low level WC, wash hand basin ceramic tiled floor

FAMILY ROOM

17' 3" x 9' 5" (5.26m x 2.87m)

Double glazed bay window, radiator, ceramic tiled floor, fitted desk area and shelving

LOUNGE

22' 8" x 12' 9" (6.91m x 3.89m)

Two double glazed window, fireplace with inset wood burner in brick surround, opening to:-

DINING AREA

21' 3" x 11' 11" (6.48m x 3.63m)

Two double glazed window, two roof Velux windows, double glazed patio doors to rear, ceramic tiled floor, opening to:-

KITCHEN/BREAKFAST AREA

18' 3" x 12' 9" (5.56m x 3.89m)

Range of bespoke base and wall units, granite work top over, inset Butler sink with mixer tap over, integrated dishwashers, double oven, induction hob, extractor over, breakfast bar with granite work top, ceramic tiled floor, double glazed window, opening to:-







UTILITY ROOM

11' 4" x 9' 9" (3.45m x 2.97m)

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space for American-style fridge freezer, space for washing machine and dryer, double glazed door to rear.



FIRST FLOOR LANDING

Spacious landing, airing cupboard, loft access.

BEDROOM ONE

18' 3" x 11' 8" (5.56m x 3.56m)

Two double glazed windows, radiator, door to:-



EN SUITE SHOWER ROOM

8' 4" x 4' 6" (2.54m x 1.37m)

Walk - in shower cubicle with rainwater

Walk - in shower cubicle with rainwater shower head, low level WC, wash hand basin with cupboards below, ceramic tiled floor and walls, double glazed window, fitted mirror, heated towel rail.

BEDROOM TWO

10' 6" max x 12' 11" max (3.20m max x 3.94m max)

Double glazed window, radiator, door to:-

EN SUITE SHOWER ROOM

Shower cubicle, low level WC, wash hand basin, heated towel rail, tiled floor and walls.

BEDROOM THREE

11' 10" x 8' (3.61m x 2.44m)

Double glazed window, radiator.

BEDROOM FOUR

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed window, radiator.

BEDROOM FIVE

11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed window, radiator.

BATHROOM

6' 7" x 5' 2" (2.01m x 1.57m)

Shower cubicle with rainwater shower head, low level WC, wash hand basin with drawers below, heated towel rail, ceramic tiled floor and walls, double glazed window.





EXTERNAL

To the front of the property is a large shingle drive giving off road parking for several vehicles. There are side gates to either side of the house giving access to the well maintained rear garden which has a large paved patio and leads onto a lawned garden with stunning field views and access gate onto the common land. The property also benefits from two garden sheds.

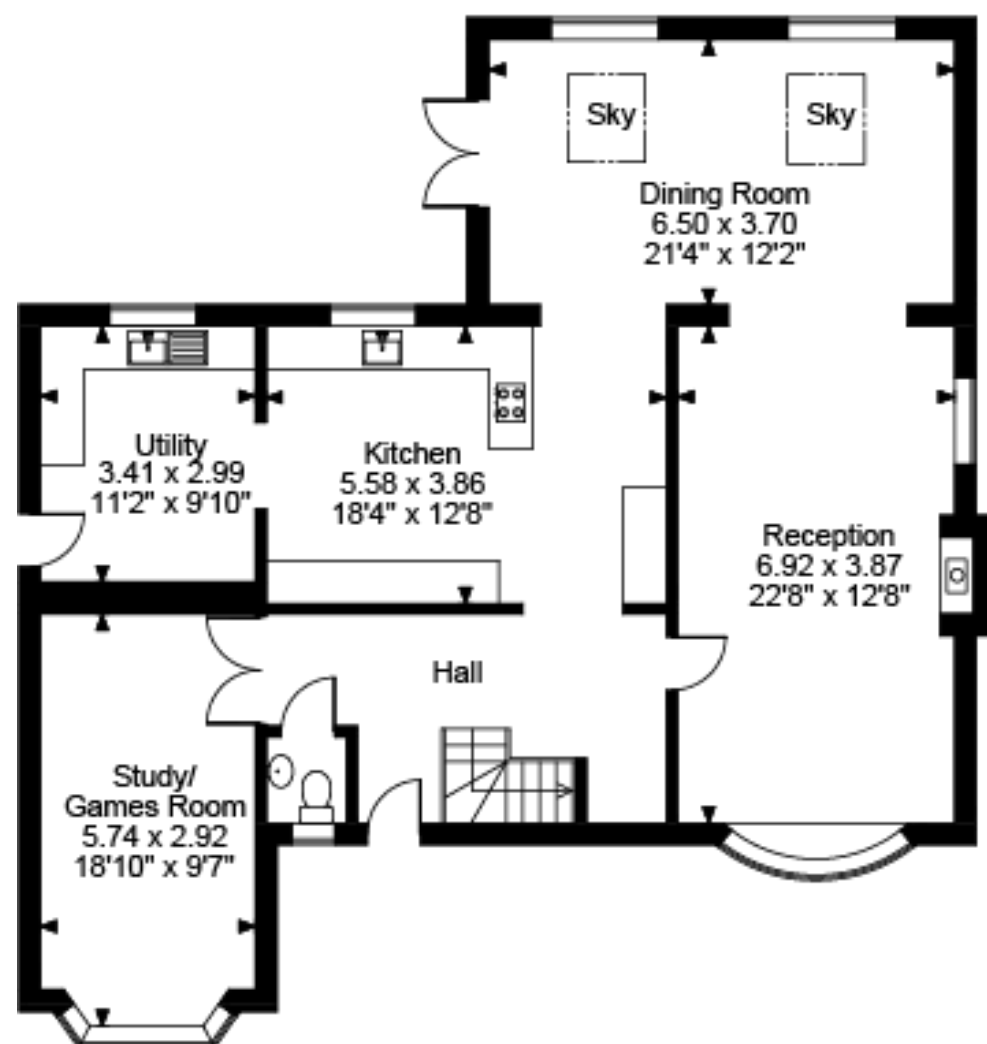


BATHROOM

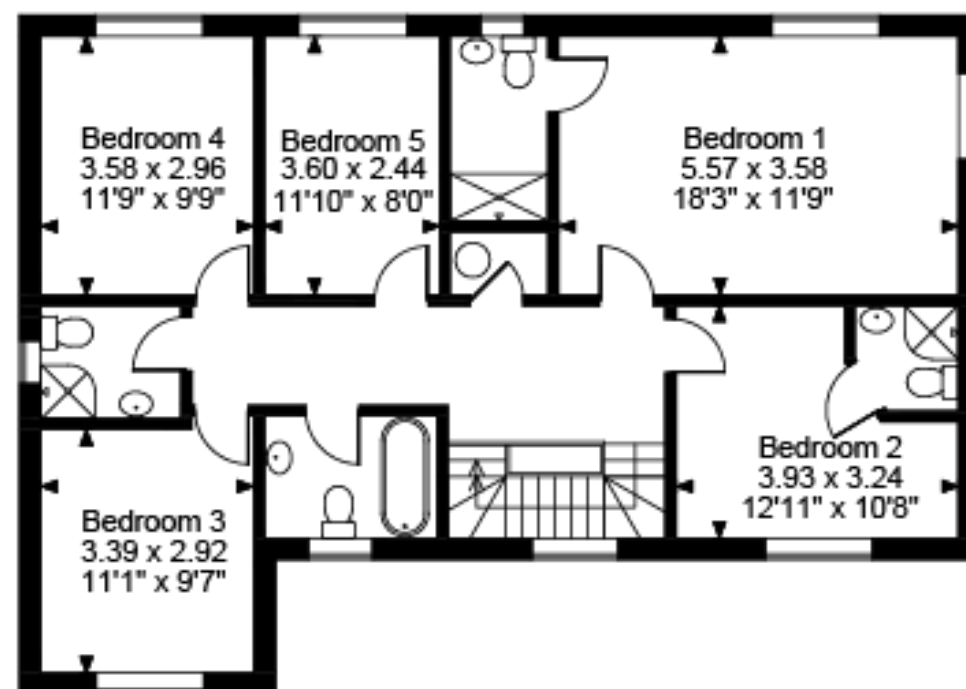
7' 11" x 5' 6" (2.41m x 1.68m)

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, ceramic tiled floor, double glazed window.

The Maples, Bardolfs Way, Wormegay, King's Lynn, Norfolk



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Located in the sought after village of Wormegay which is located midway between Kings Lynn and Downham Market both of which have a wide range of shops, schools and leisure facilities. There is a main line station in both towns with rail links to Ely, Cambridge and London's Kings Cross Station. This beautifully presented detached family home comprises spacious entrance hall, lounge, dining room, breakfast kitchen, utility room, cloakroom, first floor has master bedroom with en suite, four further bedrooms with an additional en suite and a family bathroom. Outside does not disappoint with a spacious driveway giving off road parking for several vehicles. The rear garden has breathtaking countryside views.

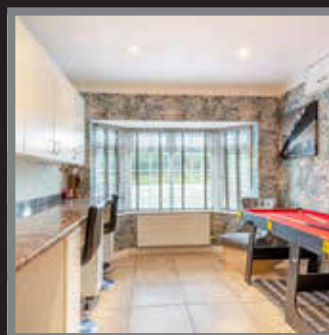
EPC Rating: C
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



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