

Moat House, Main Road, Crimplesham, King's Lynn



Moat House

Main Road, Crimplesham,
King's Lynn, PE33 9DX

**Offers In Excess Of
£685,000**



A great opportunity to purchase a detached property with extensive gardens.

Location

The property is located in west Norfolk close to the Market Town of Downham Market, approximately 12 miles from King's Lynn town centre.



Situation and Direction

The village is well served by the A1122, providing excellent transport links to Swaffham and Downham Market. Swaffham benefits from a range of amenities including a village hall, public house's, churches and primary school's.

This is a great opportunity to live in a beautiful village setting, providing peace with the benefit of local facilities being within a five minute drive.

Main train line links are available from Downham Market to King's Lynn, Cambridge and London.

From Downham Market continue north-east on Bexwell Road for about 1 mile, at the roundabout take the second exit onto the A1122 and continue for about 1.4 miles. Then turn right onto Main Road and continue for 0.3 miles, the property is on the left.



Cruso & Wilkin

Description

Moat House is a detached four bedroom property and is well positioned on the outskirts of the local village of Crimplesham. The property offers generous gardens.

The ground floor of the property features an entrance hall which gives access to the lounge, dining room and kitchen. Going through to the utility room, cloakroom and integral garage. There is also a rear hallway and conservatory. The conservatory has patio doors leading to the garden.

The first floor has an open landing space with the principal double bedroom, family bathroom and a further three double bedrooms.

To the front of the property is a brickweave driveway with parking for numerous vehicles. The property also has the benefit of a rear garden, mainly laid to lawn. The property also benefits from a double garage, greenhouse and three wooden sheds with shrubs and trees around. The property also benefits from solar panels.



Accommodation Details

Ground Floor

Entrance Hall: Double-glazed door to the front with dado rail, telephone point and stairs to the first floor.

Lounge 7.20m x 4.77m: Window to the front with two double radiators, feature fireplace with inset electric fire, ornate ceiling, a feature shelving area and dado rail with French doors leading to the conservatory.

Conservatory 8.26m x 3.87m max 2.13m min: Ceramic tiled flooring with French doors to rear garden, two radiators, wall lights and two air-con and heating units.

Utility 2.84m x 2.61m: Door to the front, stainless steel sink and mixer tap, worktop, fitted with a range of wall and floor units as well as plumbing for a washing machine.

Inner Hall: Tiled flooring with a radiator, loft access, storage cupboard, as well as coat hooks and shelving. Door to the rear, utility and integral garage.

Dining Room 4.69m x 3.32m: Window to the front with a door to the kitchen, spotlights and a radiator.

Kitchen 6.52m x 3.80m max 2.38m min: Worktop and base units with a tiled floor and two double-glazed windows to the rear. Stainless steel sink with a mixer tap, double oven with hob and hood, integral fridge, integral dishwasher with a wood panelling ceiling and door to the conservatory.

W.C 1.81m x 1.31m: Tiled floor with W.C and basin in a vanity unit and towel rail to the rear.

Integral Garage: Double electric up and over door, power and lighting, two windows to the rear.

First Floor Accommodation

First Floor Landing: Open landing with window to the front and a dado rail.

Bedroom One 4.83m x 3.92m: Window to the rear aspect, radiator, built in wardrobes and cupboards.

En-Suite: Fitted with a shower cubicle, W.C., wash hand basin, shaver point, fully tiled with a window to the rear.

Bedroom Two 4.71m x 3.75m: Double glazed windows to the front aspect, radiator.

Bedroom Three 4.22m x 3.21m: Window to the front aspect with built in wardrobes and dressing table area, radiator.

Bedroom Four 3.45m x 3.20m: Window to the rear aspect, radiator.

Family Bathroom 3.22m x 2.36m max 1.63m min: Fitted with a corner bath and W.C. and a wash hand basin in vanity unit, towel rail, cupboard housing the water tank with shelving.

Outside:

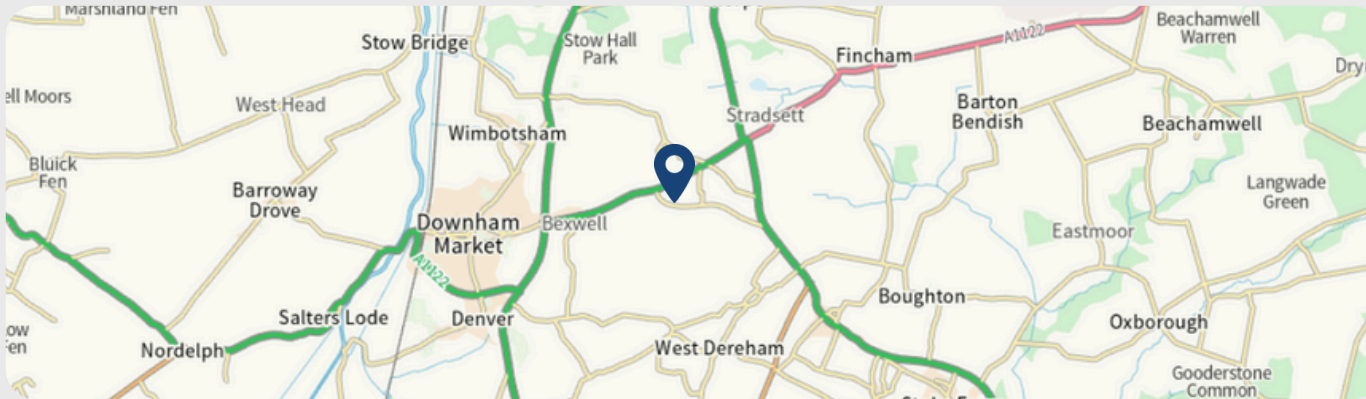
Brick weave giving parking for numerous vehicles and access to double garage with electric door. The rear garden is laid to lawn with patio area's, shrubs and flowers around the boundary of the garden. Steps up to a further garden laid to lawn with slate path.

To the side of the garden are three wooden sheds, which are currently used for storage. External lighting. To the rear of the garden is a former pond area, a wooden summer house, a greenhouse and external water points. There are gas bottles for heating the greenhouse as well as a further garden laid to lawn.









Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendors Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendors Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, mains water, oil fired central heating and private drainage.

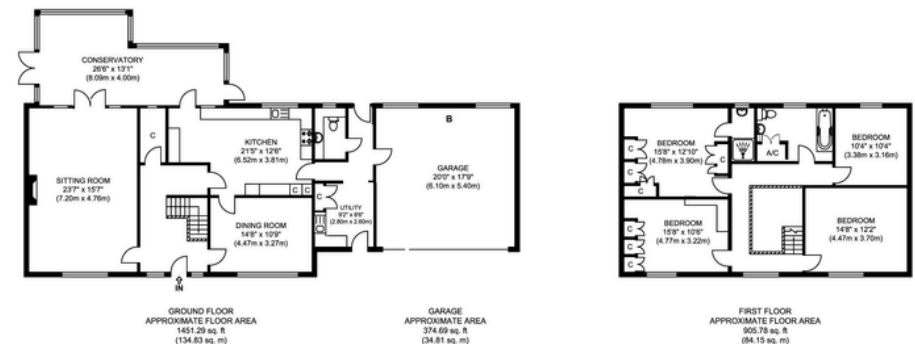
Tenure

The property will be sold with vacant possession being provided upon completion.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Floor Plan



TOTAL APPROX FLOOR AREA INCLUDING GARAGE 2731.77 SQ.FT. (253.79 SQ. M.)
TOTAL APPROX FLOOR AREA EXCLUDING GARAGE 2357.08 SQ.FT. (218.98 SQ. M.)

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Illustration for identification purposes only; measurements are approximate, not to scale.

Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Phone: 01553 616200

Council Tax

The Council Tax Band for this property is F with the Council Tax payable for 2025 to 2026 is £3,491.74

Energy Performance Certificate

Moat House EPC rating is D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





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