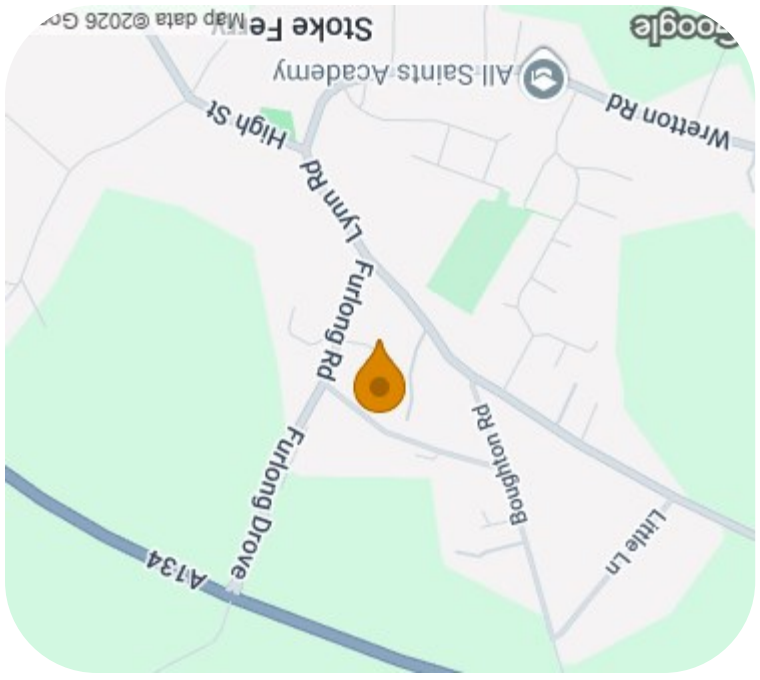




Council Tax Band - F

1 The Hollow, Stoke Ferry, King's Lynn, PE33 9UU

£535,000

- Detached 4 Bedroom House
- Master Bedroom With Dressing Area & En-Suite
- Living Room With Hase Log Burning Stove
- Utility Room & Cloakroom
- Two En-Suites Plus Family Bathroom
- Solar Water Heating Panels
- Kitchen/Family/Dining Room With Double Bi-Fold Doors To The Rear
- Study
- Double Garage With Generous Driveway
- Enclosed rear Garden With Spacious Patio Area

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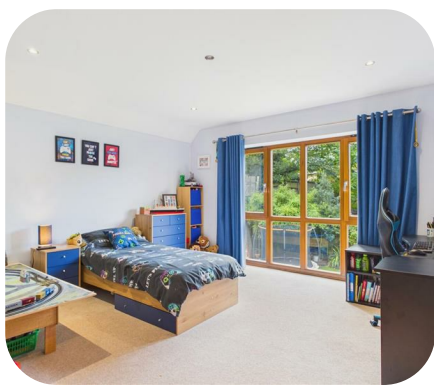
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

Situated in Stoke Ferry this beautiful 4 bedroom detached property was designed by the current owners in 2008. This well thought out home has plenty of storage options throughout with each bedroom benefitting from built-in wardrobes. The master bedroom has a useful dressing room and an en-suite shower room. There is a further bedroom with an en-suite shower room plus a beautiful family bathroom to serve the rest of the bedrooms. The focal point of the property is the kitchen/family/dining room with two sets of bi-fold doors taking you straight to the rear garden. In addition there is a wonderful living room with a wood burning stove and integrated ceiling speakers. For added convenience there is a utility room and a downstairs cloakroom. Outside the garden offers a spacious patio area and an area laid to lawn. There is an additional raised area with the potential for a further patio area. If parking is important then the spacious driveway offers plenty of parking with access to the double garage with electric doors. Solar panels have been installed to face both east and west to maximise energy efficiency.















Hallway
3'6" x 20'0"
Two radiators. Tiled floor. Staircase to first floor. Spotlights.

Living Room
21'1" x 14'0"
Double glazed tilting windows to rear. Hase wood burning stove. Ceiling speakers supporting 5.1 surround sound with base sub woofer.

Kitchen/Family/Dining Room
25'0" x 26'10"
Two double glazed bi-fold doors to the rear garden. Double glazed window to side. Fitted with a range of wall and base units with under unit lighting and bamboo worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated dishwasher. Integrated oven and microwave. Electric hob with extractor hood. Integrated fridge. Oak flooring. Radiator.

Study
9'4" x 12'0"
Two double glazed wooden windows to front. Fitted wardrobe. Radiator. Spot lights.

Utility Room
5'5" x 8'4"
Double glazed wooden window to front. Door to side. Fitted with wall and base units. Sink with mixer tap. Space for washing machine and tumble dryer. Space for fridge freezer. Tiled floor. Spotlights. Water softener. Extractor fan.

Cloakroom
5'4" x 5'1
Double glazed wooden window to front. W.C. Wash hand basin. Extractor fan. Tiled floor. Radiator.

Landing
6'9" x 20'0"
Two Velux windows. Airing cupboard plus controls for solar panels. Modern Sphere crystal chandelier.

Bedroom 1
14'2" x 14'0"
Tilt and turn double glazed windows to rear. Spotlights. Radiator. Door to dressing area. Door to En-suite.

Dressing Area
5'4" x 5'1"
Velux window. Two fitted wardrobes. Dressing area.

En-suite
11'5"x 4'8"
Velux window. Walk-in shower cubicle. Wash hand basin. W.C. Heated towel rail.

Bedroom 2
11'4" x 10'0"
Double glazed wooden window to front. Large built-in wardrobe. Radiator. Loft access.

En-suite
5'4"X 10'
Velux window. Shower cubicle. Wash hand basin. Tiled floor. W.C. Heated towel rail.

Bedroom 3
13'1" x 13'11"
Tilt and turn double glazed window to rear. Radiator. Large built-in wardrobe. Spot lights.

Bedroom 4
10'3" x 11'3"
Double glazed wooden window to front. Radiator. Large built-in wardrobe.

Bathroom
11'6" x 7'6"
Velux window. Roll top bath. Walk-in shower cubicle with rainfall shower head. W.C. Heated towel rail. Wash hand basin. Tiled floor. Spot lights.

External
A lovely feature of the home is the outside space. The home sits on a generous plot which allows for generous parking to the front and side. Accessed via a side gate is the private rear garden which has large patio area perfect for outside seating and dining, an area laid to lawn with a border of mature shrubs and trees. To the side a gravelled area houses a garden shed. There is a large double garage with room for additonal storage and electric up & over doors.

Garage
17'5" x 10'0"
Power and light. Electric doors.

Second Garage
15'8"x 12'9"
Power and light. Electric doors. Oil fired boiler.