



THE STORY OF

4 Poppy Close

Clenchwarton, Norfolk

SOWERBYS



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Clenchwarton, Norfolk
PE34 4FL

Scandinavian-Inspired Modern Home

Four Double Bedrooms

Open-Plan Kitchen/Sitting/Dining Room

Utility Room with Side Access

Additional Reception Room/Study

Principal Bedroom with En-Suite

Family Bathroom with Freestanding Bath

Bi-Fold Doors to Rear Garden

Large Plot with Ample Off-Road Parking

Chain Free

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Constructed with a distinctly Scandinavian design influence, the collection of homes at Poppy Close offers something refreshingly different. Sitting comfortably within its village setting, this striking home combines contemporary architecture with practical family living, all while enjoying open countryside views beyond.

The current owners were immediately drawn to the clean lines and thoughtful design, and it's easy to see why. Everyday life naturally begins through the utility room, accessed from the generous parking area to the side of the house. It's the perfect place to kick off muddy boots after a countryside walk, while the hard-wearing wood-effect flooring, fitted throughout the ground floor, makes family life wonderfully easy.

The kitchen is a superb example of modern design done well. Sleek floor-to-ceiling cabinetry provides an abundance of storage without overwhelming the space, whilst integrated appliances and generous work surfaces ensure it is as practical as it is attractive. Positioned at the front of the property, it's easy to keep an eye on arrivals while preparing supper or enjoying a morning coffee.

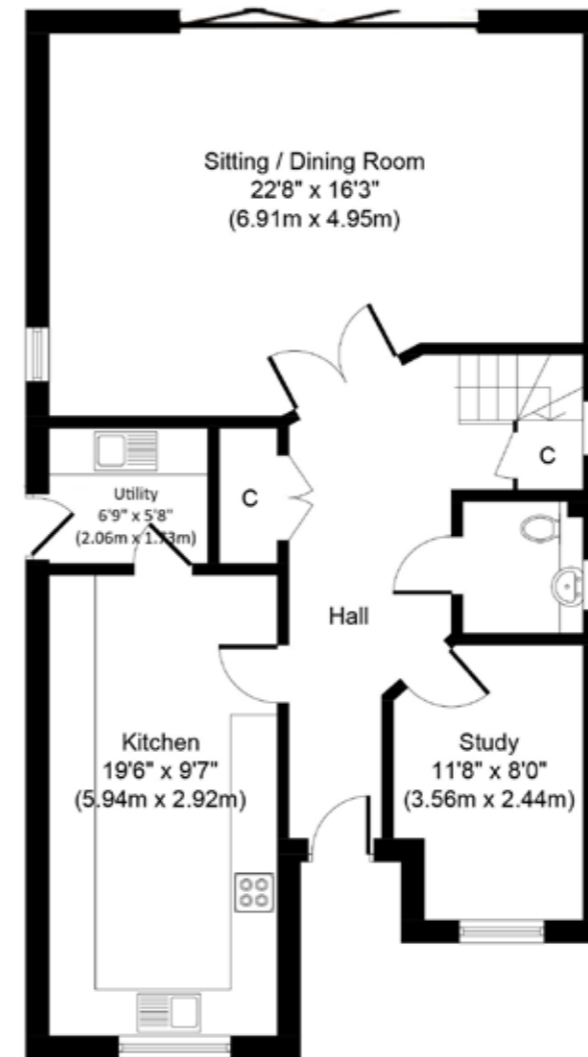
To the rear, the house truly opens up. The sitting and dining areas flow together beautifully, creating a sociable space where everyday family life and entertaining effortlessly coexist. Expansive bi-fold doors draw the outside in, flooding the room with natural light and framing the garden and countryside views beyond. With its predominantly south-facing aspect, this is a room that changes with the seasons and is equally enjoyable on a summer afternoon or a cosy winter evening.

Flexibility is another strength of the home. An additional reception room provides options for those working remotely, families needing a playroom, or simply anyone seeking a quieter retreat away from the main living space.

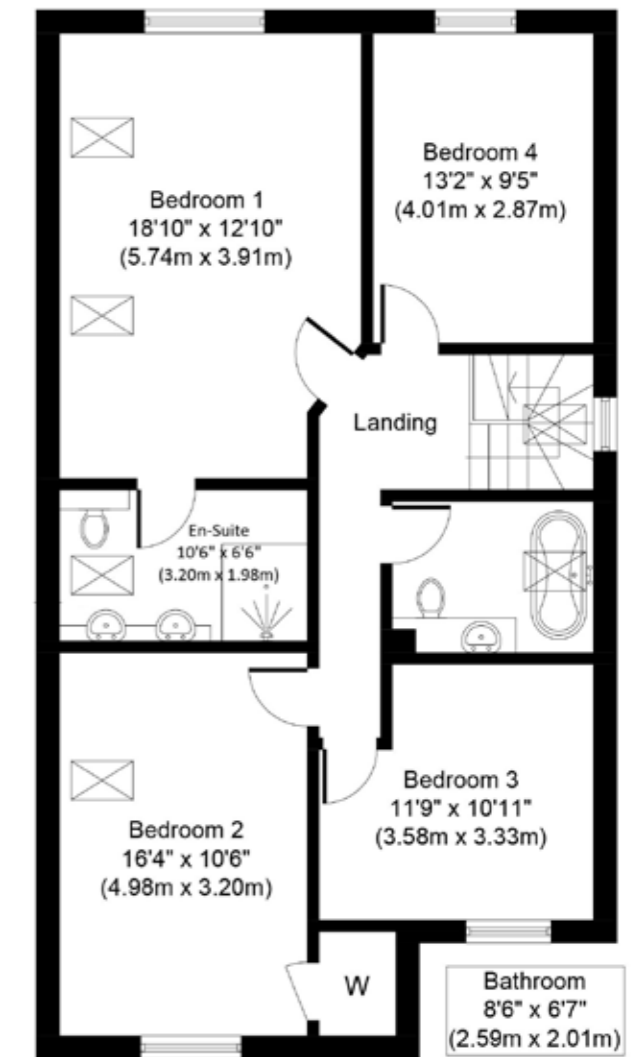
Upstairs, four generous bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom enjoys its own stylish en-suite with dual sinks, while the remaining bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding bath that invites long, relaxing soaks at the end of the day.

Outside, the property's larger-than-average plot is immediately noticeable. There is substantial additional parking, ideal for visiting family and friends, while the generous garden offers plenty of space for children to play, summer entertaining and outdoor dining. Backing onto open fields, the setting enjoys a wonderful sense of space and privacy, allowing you to fully appreciate the surrounding countryside while remaining part of a welcoming village community.





Ground Floor
Approximate Floor Area
876 Sq. ft.
(81.4 Sq. m.)



First Floor
Approximate Floor Area
920 Sq. ft.
(85.5 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Clenchwarton

A RURAL VILLAGE WITH A THRIVING COMMUNITY

Clenchwarton is a well-connected Norfolk village situated within the Fenland landscape just a few miles from King's Lynn. The village offers a strong sense of community alongside a range of everyday amenities including a primary school, village shop, post office, public houses, sports facilities and regular bus services into the town centre.

Surrounded by open countryside and waterways, the area is well suited to walking, cycling and exploring the wider West Norfolk landscape, while nearby coastal destinations and nature reserves provide further opportunities to enjoy the outdoors.

King's Lynn, positioned on the banks of the River Great Ouse, is one of Norfolk's most historic market towns, with a rich maritime heritage dating back to the Middle Ages. Once one of England's most important trading ports under the Hanseatic League, the town today retains an impressive collection of historic buildings including the Custom House, Hanse House, Marriott's Warehouse and King's Lynn Minster. The town's cultural offering continues to grow, with venues including Alive Corn Exchange, the Majestic Cinema and St George's Guildhall, believed to be the country's oldest working theatre.

Alongside its historic character, King's Lynn provides extensive shopping, leisure and dining facilities, from high street retailers and supermarkets to independent cafés, restaurants and riverside pubs. The town also benefits from a mainline rail service to London King's Cross in approximately 1 hour and 40 minutes, making it increasingly popular with commuters seeking access to both Norfolk countryside and the capital.

Clenchwarton is also conveniently placed for reaching Cambridge, Peterborough and Norwich by road, while the North Norfolk coast and the beaches of West Norfolk remain within easy driving distance for day trips throughout the year.



Note from Sowerbys



“A wonderful sense of space and privacy”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump with underfloor heating to the majority of the ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0130-3855-1060-2129-8981.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fakes.entire.hugs

AGENT'S NOTE

The property is approached by a shared access private road.

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SOWERBYS

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