



THE STORY OF

# Kierside House

*Setchey, Norfolk*

SOWERBYS



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# Kierside House

Lynn Road, Setchey, Norfolk  
PE33 0BD

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Four Bedroom Detached Home

Principal En-Suite and Family Bathroom

Finished to a High Standard Throughout

Superb Open Plan Sitting Room, Dining Room  
and Garden Room Opening to the Garden

Spacious, Well Fitted Kitchen and Utility Room

Large, Private Rear Garden

Double Garage and Ample Parking

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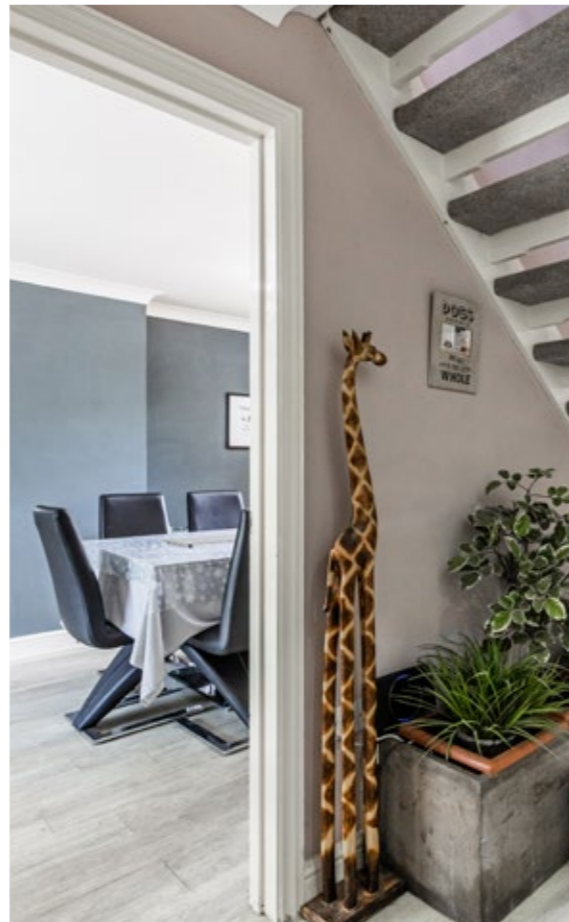
This superb four bedroom home in the commuter village of Setchey has been transformed, including a stunning rear garden room, and a balcony to the master bedroom. An ideal family home with an excellent balance of indoor and outdoor space.

Entering through the front door, the reception hall gives access to the main living areas. To the right, the open-plan dining room flows seamlessly into the lounge, with both rooms opening through French doors into the garden room. Dual-aspect windows, a log burner and generous proportions create a wonderfully versatile space. The garden room itself is bright, airy and impressively spacious, with bi-folding doors across almost the entire rear wall, effortlessly connecting inside and out.

It is easy to see why this has been the summer hub of the home. The kitchen/breakfast room, with open access to the utility room, is a true chef's kitchen, offering ample space, an extensive range of base and wall units, and modern appliances throughout. From the utility room, doors lead to the rear garden, garage and the must-have home office. A WC completes the ground floor.

Upstairs, the landing leads to four bedrooms and the family bathroom. Three bedrooms are doubles, while the large principal bedroom - mirroring the size of the lounge below - enjoys an en-suite shower room, bespoke fitted wardrobes, and patio doors opening onto a roof terrace, a wonderful place to unwind at the end of the day.

Outside, the front gravel driveway leads to the double garage and provides ample parking. The fully enclosed rear garden is private and exceptionally generous. A timber building with power and lighting offers excellent potential as a summerhouse, bar or home office.







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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# King's Lynn

A HISTORIC MARKET TOWN  
IN WEST NORFOLK

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's reach and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



## Note from the Vendor



“A beautifully transformed four bedroom home designed for modern family living in the heart of a desirable village.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.  
Private drainage via septic tank.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///smiling.removable.escapes

### AGENT'S NOTE

The property approached by a portion of shared access private driveway, over which two other properties have a right-of-way.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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