



THE STORY OF
6 Arlington Park Road
Address, Norfolk

SOWERBYS



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6 Arlington Park Road

Middleton, King's Lynn, Norfolk
PE32 1YB

Immaculately Presented Detached
Family Residence

Five Generously Sized Bedrooms

Light-Filled Conservatory with Garden Views

Elegant Dual-Aspect Sitting Room

Contemporary Kitchen with
Separate Utility Room

Principal Bedroom with Stylish En-Suite

Detached Double Garage and
Ample Driveway Parking

Quiet Cul-De-Sac Setting

Desirable Village Location with
Superb Transport Links

Moments From King's Lynn and the A47

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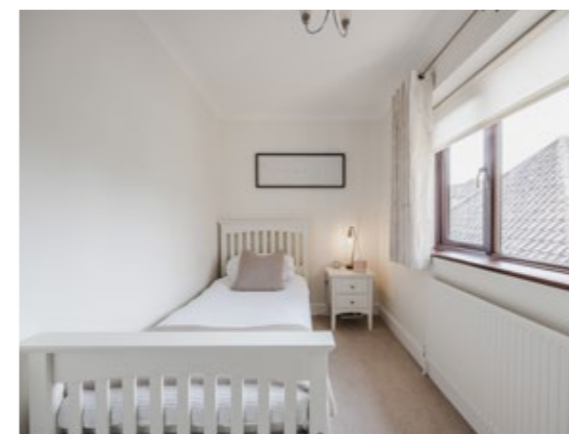
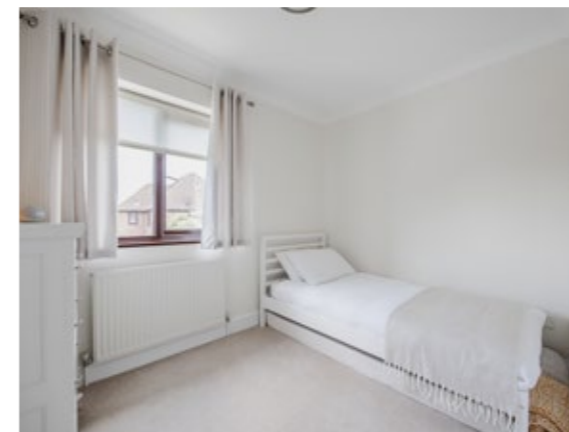
Positioned along a quiet cul-de-sac in the well-regarded village of Middleton, this distinguished five-bedroom detached residence offers a superb blend of refined interiors, generous proportions, and exceptional convenience, all within moments of the vibrant market town of King's Lynn and the picturesque Norfolk coastline beyond.

Extending to nearly 2,000 sq. ft., the property is immaculately presented throughout, offering a seamless combination of style and functionality ideally suited to modern family living. From the outset, the home exudes a sense of care and quality, with a neatly maintained frontage, extensive driveway parking, and a detached double garage that provides excellent capacity for vehicles, storage or workshop space.

The ground floor unfolds with an elegant flow, beginning with a welcoming entrance hall that leads to a series of light-filled, well-balanced reception rooms. The principal sitting room enjoys a dual-aspect orientation, creating a bright and inviting space ideal for both day-to-day living and entertaining. French doors open directly to a beautifully appointed conservatory, a tranquil setting from which to enjoy garden views throughout the seasons.

A separate formal dining room provides an excellent environment for family meals or hosting guests, while the contemporary kitchen has been thoughtfully designed to meet the needs of the modern household. With ample work surfaces, quality cabinetry, and a suite of integrated appliances, it is both stylish and practical. Adjoining the kitchen, a utility room adds further convenience, allowing for laundry and everyday essentials to remain discreetly tucked away.





To the first floor, five well-proportioned bedrooms offer remarkable flexibility, whether for growing families, visiting guests, or those seeking dedicated work-from-home space. The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, finished with quality fittings and a neutral palette.

Externally, the property enjoys a generous rear garden, offering both privacy and potential. With a largely lawned layout and mature boundaries, it presents a wonderful opportunity for further landscaping, outdoor entertaining, or even extension, subject to the necessary consents.

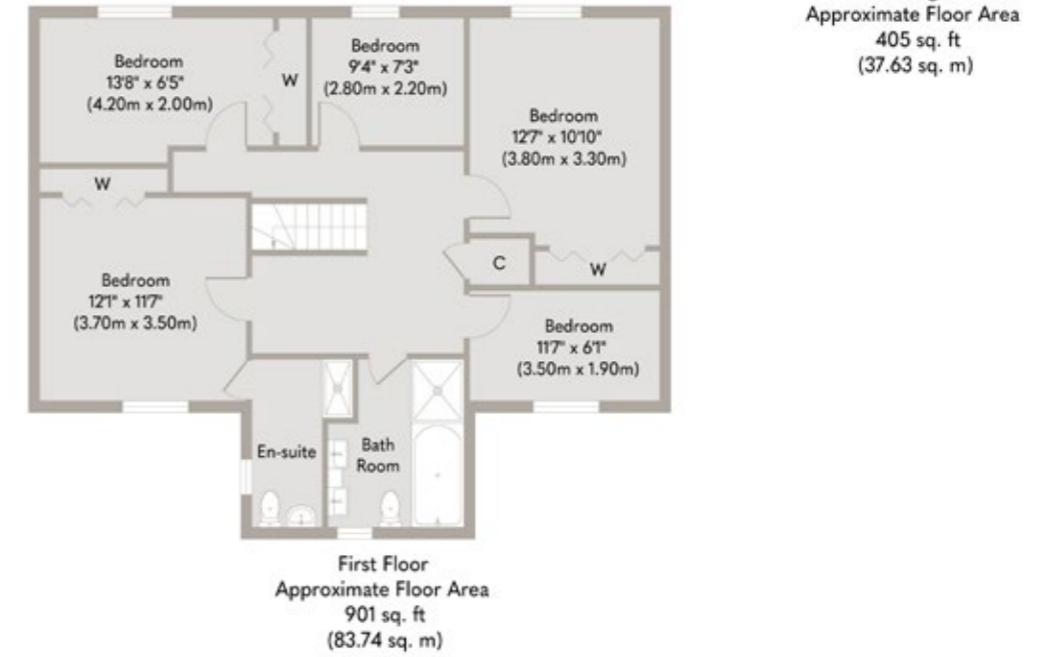
The setting is equally compelling. Arlington Park Road forms part of a quiet residential enclave within Middleton, a thriving village known for its welcoming community, local schooling, and proximity to open countryside. Excellent transport links via the nearby A47 provide swift access to King's Lynn, where a mainline rail station connects directly to Cambridge and London King's Cross, making the property equally suited to commuters and those seeking a balance of rural charm and urban convenience.

Rarely does a home of such quality, space and position become available in this area. Whether upsizing, relocating, or simply seeking a property that offers both elegance and everyday ease, this exceptional home offers a compelling lifestyle opportunity in one of West Norfolk's most well-connected village settings.



Combining privacy and practicality, the garden includes a peaceful seating nook and a sunlit patio for alfresco living.





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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Middleton

VILLAGE LIFE OFFERING SO MUCH MORE...

Village life with a fine selection of amenities. Middleton enjoys its own Golf Club along with a church, restaurant and shop with post office. Sitting just over four miles from the Hanseatic King's Lynn, where a choice of schools, stores and eateries on the quay await.

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.

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.

With Cambridge, Peterborough and Norwich all within an hour's drive 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. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from Sowerbys



“A home of elegant proportions and quiet sophistication, offering the lifestyle and quality so often desired, yet rarely found.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 7608-1014-7278-3226-9920

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: ///workloads.clashes.form

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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