




RUSSEN & TURNER
www.russenandturner.co.uk

93 Westgate Street, Shouldham

King's Lynn PE33 0BL

£525,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

A Village Home with Space, Style and a True Sense of Community

If you're searching for something a little bit special, this beautiful detached family home in the charming village of Shouldham may be exactly what you've been waiting for. Perfectly positioned close to the heart of the village, it offers the best of rural living, a welcoming community, wonderful countryside on your doorstep, and a home designed for modern family life.

From here, village life is wonderfully easy to enjoy. The playing field is just a short stroll away, perfect for an afternoon kickabout or a relaxed walk, while the much-loved community-owned pub offers a warm and friendly place to meet neighbours or enjoy a quiet drink after a long day. For those who love the outdoors, Shouldham Warren is just around the corner, a beautiful stretch of woodland and heathland ideal for long weekend walks, cycling adventures or simply letting the dog run free in the fresh country air.

Arriving at the property, its handsome façade immediately catches the eye. There's an undeniable sense of kerb appeal here, with the home sitting proudly within its plot and offering a welcoming first impression that hints at the space and quality waiting inside.

Step through the front door and the generous proportions become immediately apparent. The entrance hall provides a bright and inviting introduction to the home, setting the tone for the spacious accommodation that follows.

At the heart of the house lies the open-plan kitchen and dining area, a space designed for living, gathering and making memories. The two areas flow effortlessly together, creating a vibrant social hub where family life naturally unfolds. It's easy to imagine children spreading out homework across the dining table, the kitchen buzzing with activity during busy midweek evenings, or long, relaxed breakfasts stretching into late morning at the weekend. With the right touches, this space has the potential to become the true centre piece of the home.

For quieter moments, the living room offers a calm and comfortable retreat. Light the woodburning stove, draw the curtains and settle in, it's the perfect place to unwind at the end of the day, whether that's enjoying a film with the family or simply relaxing with a good book.

Leading from the living room is a bright conservatory that brings the garden closer to the home. Currently used as a playroom, it's a wonderfully versatile space that could easily adapt to suit your lifestyle, a reading room, hobby area, garden lounge or somewhere to simply enjoy the changing seasons while staying warm and comfortable indoors.

The ground floor balances style with practicality. A separate utility room helps keep everyday tasks neatly out of sight, while a convenient cloakroom adds an extra touch of functionality for busy households.

Upstairs, the sense of light and space continues. The four bedrooms have been thoughtfully arranged to create comfortable, restful spaces for every member of the family. Each room feels bright, airy and welcoming, offering flexibility for growing families, visiting guests or even a dedicated home workspace.

Upstairs, the sense of light and space continues. The four bedrooms have been thoughtfully arranged to create comfortable, restful spaces for every member of the family. Each room feels bright, airy and welcoming, offering flexibility for growing families, visiting guests or even a dedicated home workspace.

The principal bedroom stands out as a particularly lovely retreat. With fitted wardrobes featuring sleek sliding doors and a stylish en-suite shower room, it offers a touch of everyday luxury and a peaceful place to start and end the day. Completing the first floor is a modern family bathroom, finished in a clean and contemporary style.

Step outside and the property continues to impress. The spacious rear garden provides a wonderful extension of the living space, private, well maintained and perfectly suited to family life. A generous patio stretches across the rear of the house, creating the ideal setting for summer barbecues, relaxed al fresco dining or simply enjoying a quiet evening as the sun sets.

Beyond the patio, a lush green lawn leads down the garden, offering plenty of space for children to play and pets to roam safely. It's the kind of garden where football matches, family gatherings and peaceful afternoons can all happily coexist.

Towards the far end of the garden, the space becomes even more versatile. Raised beds provide the perfect opportunity to grow your own fruit and vegetables, while there's ample room for garden storage. A particularly exciting feature awaits here too, a purpose-built home office. Fully equipped with power, it offers a fantastic environment for working from home, but could just as easily become a home gym, creative studio, hobby room or even a garden retreat for entertaining long into warm summer evenings.

To the front of the property, there is ample off-road parking along with access to an attached single garage, ensuring the home remains as practical as it is attractive.

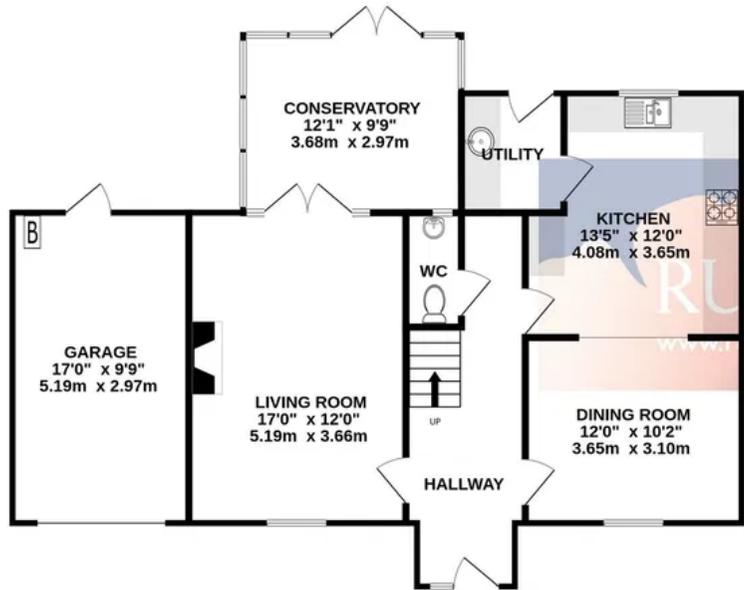
This is far more than simply a house, it's a chance to become part of a thriving village community, to enjoy the peace of the countryside, and to settle into a home that offers both comfort and opportunity in equal measure. A place where family life can flourish and where every day feels just that little bit more special.

Disclaimer

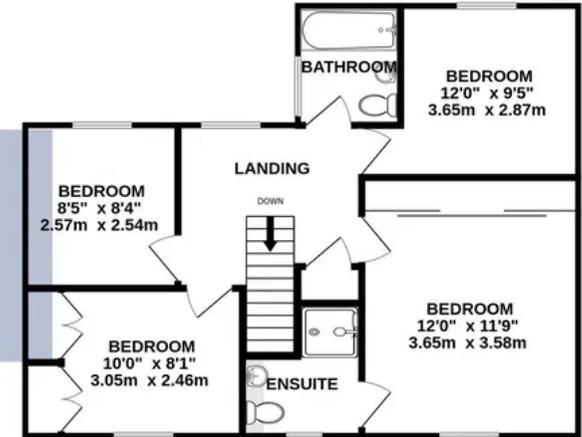
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026