



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

welcome to

The Hollow, Stoke Ferry, King's Lynn

Individually designed by the current owners, this impressive 4 bedroom detached home offers an exceptional balance of living & bedroom space. Set centrally on a generous plot within a peaceful conservation area, it boasts a private garden, ample parking & a double garage.



Accommodation:

Reception Hallway

A large reception hallway that sets the tone for the property. Filled with natural light via the large windows to the front and Velux windows on the landing. Tiled flooring, two wall mounted radiators, built in storage cupboard (with hanging rail) access to the WC, study, sitting room and kitchen. Stairs rise to the first-floor accommodation.

W.C

Low level WC, wash hand basin, wall mounted radiator and window.

Study

A carpeted room with two wall mounted radiators, two windows and built in storage. This room could also be used as a fifth bedroom if required.

Sitting Room

A carpeted room with a feature wood burning stove. Wall mounted radiator and a window overlooking the garden. This room has an integrated ceiling speaker set up for 5.1 surround sound with ground level wiring for a base subwoofer.

Kitchen/Dining Room

A fantastic feature of the home that incorporates a modern kitchen (provides plenty of storage, a breakfast bar, built in oven, hob, microwave/2nd oven combination, dishwasher, fridge and drainer sink unit) with space for a large dining table and space for additional seating. Two wall mounted radiators and there are two sets of bifold doors that open to a large paved patio area perfect for outside seating.

Utility Room

Plumbing for washing machine, space for tumble dryer, drainer sink unit. Built in storage cupboard, plumbing for free standing fridge/freezer, water softener, window and door leading to the side of the property.

First Floor Accommodation

A spacious landing with an airing cupboard (with controls for the oil based central heating, electric immersion water heating and solar water heating panels), access to the family bathroom and all four bedrooms. Feature glass crystal chandelier.

Principal Bedroom

A large, carpeted principal bedroom with large tilt and turn windows overlooking the garden, wall mounted radiator, access to en-suite shower room and walk in wardrobe.

En-Suite Shower Room

A modern suite comprising, low level WC, wash hand basin, fully tiled walk-in shower cubicle, heated towel rail and Velux window.

Bedroom Two

A carpeted double bedroom with large tilt and turn windows overlooking the garden, wall mounted radiator and built in storage cupboard.

Bedroom Three

A carpeted double bedroom with a window, wall mounted radiator and built in storage cupboard.

En-Suite Shower Room

A modern suite comprising, low level WC, wash hand basin, fully tiled walk-in shower cubicle, heated towel rail and Velux window.

Bedroom Four

A carpeted double bedroom with a window, wall mounted radiator and built in storage cupboard. Access to loft space.

Bathroom

A modern bathroom suite comprising: - low level WC, wash hand basin, bathtub, fully tiled walk in shower cubicle, heated towel rail and Velux window.

External

A fantastic feature of the home is the outside space. The home sits centrally to the plot which allows for generous parking to the front and side. Accessed via a side gate is the private rear garden which has a large patio area perfect for outside seating & dining, an area laid to lawn with a border of mature shrubs and trees. To the side a gravelled area houses a garden shed. Large double garage with room for additional storage and electric up and over doors. Four x 6 tube solar water heating panels are mounted on the roof. Two face east and two face west for maximum solar gain throughout the day. The house has a biodigester septic tank. An additional feature is a raised paved area to the side of the home that could be turned into a second patio area.

Location

Stoke Ferry lies in a peaceful and tranquil part of the Fens, between the popular towns of Downham Market and Swaffham. Being only a small commute, both towns offer a host of local shops, schools, health and leisure facilities. Downham Market has a main line train station to Cambridge and London Kings Cross. The village itself offers a primary school (Ofsted rated good), hairdressers, hardware store and community run pub. With a filling station, car repair centre and mini market at one end of the village bypass.

Agent's Note

Waste from the property is served by a septic tank & heating to the property is served by oil central heating. Please contact the branch for more details if required.



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welcome to

The Hollow, Stoke Ferry, King's Lynn

- Four Double Bedrooms with Two En-Suite Shower Rooms
- Spacious Kitchen/Dining Room
- Sitting Room + Study
- Abundance of Built-in Storage
- Fantastic floorplan

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112932 - 0002

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01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk