



THE STORY OF
Fairways
Middleton, Norfolk

SOWERBYS



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Fairways

7 Arlington Park Road, Middleton,
King's Lynn, Norfolk, PE32 1YB

No Onward Chain

Three Bedroom Detached Bungalow

Generous Principal Bedroom with En-Suite

South Facing Landscaped Garden

Sitting Room and Separate Dining Room

Conservatory Overlooking the Garden

Kitchen/Breakfast Room and Utility

Detached Double Garage

Powered Garden Studio/Home Office

Backing onto Middleton Golf Course

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Affectionately known as Fairways, this much-loved detached bungalow has been in the same ownership since new, almost 40 years ago. Its name is particularly fitting, with the garden backing onto Middleton Golf Course, while the house itself offers the sort of generous, single-storey accommodation that lends itself beautifully to comfortable everyday living.

The entrance hall draws the accommodation together, with the sitting room providing a generous place to relax. A feature fireplace forms a natural focal point, while doors lead onwards into the light-filled conservatory overlooking the garden. Alongside is a separate formal dining room, with a serving hatch into the kitchen and sliding doors opening onto the rear garden. The kitchen/breakfast room is arranged with a comprehensive range of cabinetry and plenty of space for a table, together with an integrated microwave, raised oven and grill, hob, provision for a dishwasher and a one-and-a-half bowl sink positioned to enjoy the garden outlook. An adjoining utility room provides useful additional working space and its own external access.

Three bedrooms sit within the other side of the bungalow. The principal bedroom is particularly impressive in scale, extending to over 20ft in length, with extensive fitted wardrobes and its own en-suite shower room. The second double bedroom also benefits from fitted wardrobes, while the third bedroom is currently arranged as a study. A family bathroom, complete with an over-bath shower, serves the bedrooms and guests.

Outside the south-facing garden has been thoughtfully landscaped over many years, with areas of lawn, established planting and places to sit and enjoy the sunshine. A detached timber-framed garden studio, supplied with power, provides another appealing element and is currently used by the owner for painting. Whether retained as a creative studio, home office or hobby room, it adds valuable separation from the main accommodation. To the front, the driveway leads to a substantial detached double garage with two electric up-and-over doors, complemented by further parking and neatly maintained frontage.

After four decades with one owner, Fairways now represents a rare opportunity to acquire a spacious and well-kept bungalow in an established setting, with the scope to introduce a new chapter of its own. Offered with No Onward Chain, it is a home with excellent proportions, a lovely south-facing garden and considerable potential for the years ahead.







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 with excellent proportions, a lovely south-facing garden and considerable potential for the years ahead.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band F.

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: ///dumpy.country.motorist

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SOWERBYS

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