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5 Wagg Courtyard, King's Lynn, PE31 8FT
Price £525,000

Tucked away within the charming Wagg Courtyard, this exceptional two-bedroom cottage combines period character with beautifully considered contemporary interiors. With a light-filled open-plan kitchen/living space, log-burning stove, bi-fold doors opening onto the garden, two double bedrooms, two bathrooms and private parking, this is a wonderfully easy-to-own Norfolk escape.

Perfectly placed for Brancaster, Burnham Market, golf, beaches and some of North Norfolk's best restaurants and coastal walks.

The ground floor offers a generous, triple-aspect open-plan living environment, filled with natural light and designed for both everyday living and entertaining. Bi-folding doors open onto the rear garden, while double French doors lead to the side garden, creating a wonderful connection with the outdoors.

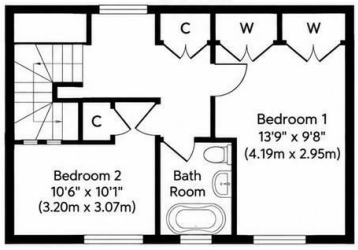
At the heart of the space is an elegant contemporary kitchen centred around a substantial island, offering excellent storage and preparation space. There is ample room for dining, while the sitting area is anchored by a contemporary log-burning stove. A well-appointed ground-floor shower room adds further flexibility and convenience.

Upstairs are two well-proportioned double bedrooms, both with fitted wardrobes and charming window seats. The principal bedroom benefits from extensive fitted storage, while the second provides excellent versatility for guests, family or home working. The beautifully finished bathroom features a striking modern stone bath.

The landscaped rear garden has been designed for privacy and ease of maintenance. East-facing and open to the south, it enjoys excellent natural light and provides an attractive space for outdoor dining and entertaining. Private off-street parking further enhances the practicality of the property.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more inform

Ground Floor
Approximate Floor Area
577 sq. ft
(53.60 sq. m)



First Floor
Approximate Floor Area
406 sq. ft
(37.71 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Agent Note

The vendor has advised there is an estimated management charge in the region of £500 per annum.

Disclaimer

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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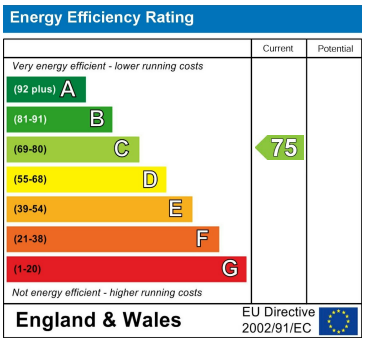

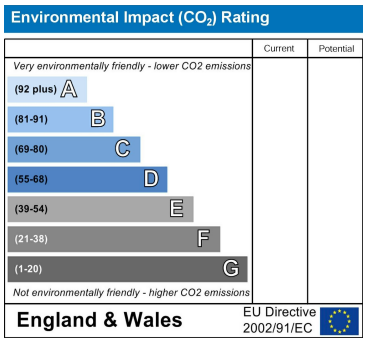

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