



**Becks Wood, Harpley, King's Lynn, PE31 6UW**

**welcome to**

**Becks Wood, Harpley, King's Lynn**

Immaculate four-bed detached home set on approx. 1/3 acre (STS) with stunning field views. Featuring lounge with gas fire, stylish kitchen and garden room extension, plus heat pump, double garage and ample parking. Perfect for spacious, modern countryside living.



## Agent Notes

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Location

Harpley is a charming small rural village with a mixture of period cottages and farmhouses interspersed with modern properties. The village has the benefit of a village inn and restaurant, The Rose and Crown, a pretty parish church, primary school, village hall and is within the catchment area of the well respected Litcham School for children aged 4-16. The nearby village of Great Massingham has a village stores and Post Office, modern doctors surgery, celebrated pub, The Dabbling Duck, and other recreational facilities. The village is well placed for King's Lynn, Fakenham and the north Norfolk coast, together with numerous stately homes including The Royal Sandringham Estate and other places of interest.

## Entrance Porch

Tiled flooring, double glazed window to both sides and door into hallway.

## Entrance Hall

Carpet, welcoming set of double glazed doors to lounge.

## Lounge

Double glazed window to front, calor gas fireplace, carpet, USB sockets, two radiators.

## Garden Room/Study

Newly added end of 2021, one radiator, triple glazed windows and velux' surround. Perfect versatile space for study/garden room/playroom.

## Dining Room

Double glazed French doors to garden, engineered wood laminate flooring, one radiator, flowing through to kitchen.

## Kitchen

Double glazed window to front, wall and base units bespoke curved at the edge, USB sockets, one radiator, integrated fridge and dishwasher, eye level oven, induction hob, double glazed French doors to rear garden and engineered wood laminate flooring

## Cloakroom

Suite comprising of sink basin, WC, heated towel rail, double glazed window to front.

## Utility Room

Recently extended in 2021, this utility room features one radiator, double glazed window to rear, sink and space for white goods. Door to rear garden.

## Landing

Carpet, double glazed window to front overlooking mature trees allowing a flow of natural light, one radiator.

## Bedroom One

Carpet, double glazed window to rear, one radiator, access to ensuite.

## Ensuite

Double glazed window to rear, heated towel rail, suite comprising walk-in shower cubicle, sink and WC.

## Bedroom Two

Carpet, double glazed window to rear, fitted storage, and one radiator.

## Bedroom Three

Carpet, double glazed window to front, one radiator.

## Bedroom Four

Carpet, fitted storage, one radiator and double glazed window to front.

## Bathroom

Fully tiled with heated towel rail. Suite comprising of sink with vanity unit, WC, bath with shower overhead.

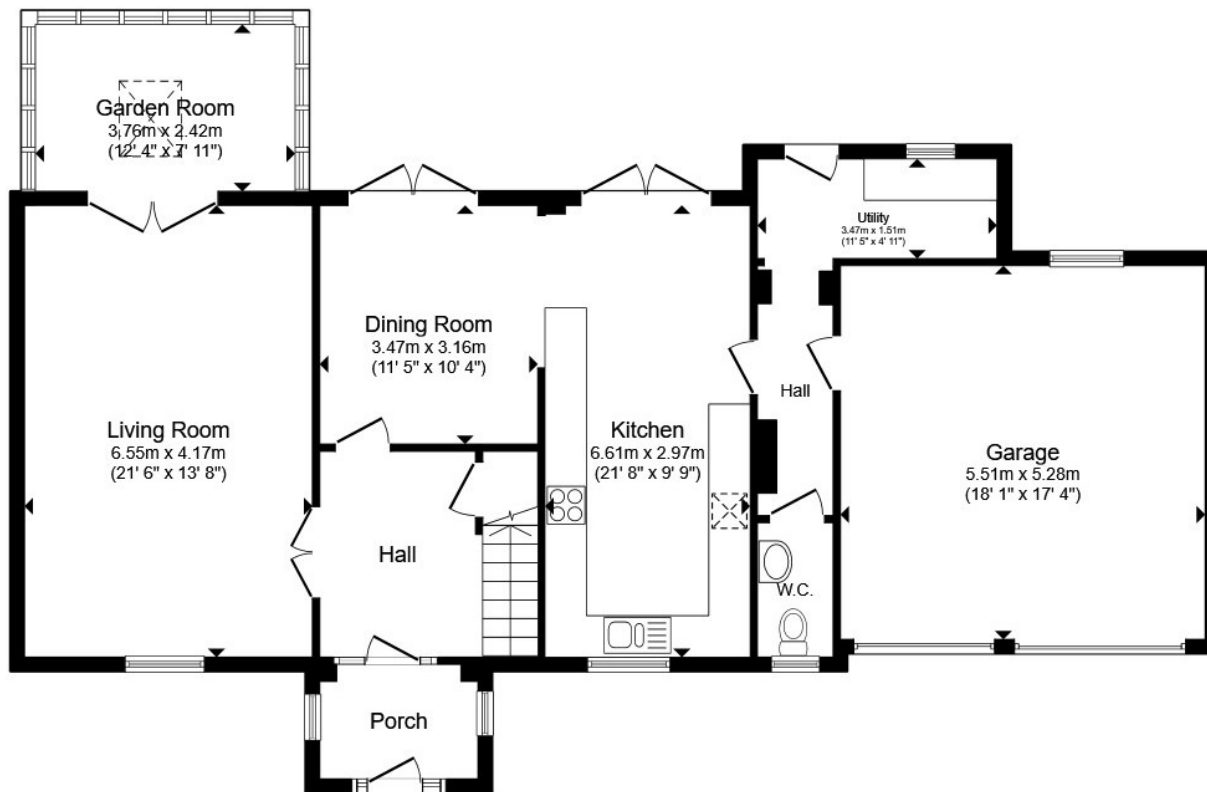
## External

Large driveway for ample parking, double garage with EV charging point, mainly laid to lawn, with summer house, shed, vegetable patch, patio area. The property further benefits from 5 kilowatt solar PV panels on the roof. Trees possess Tree Preservation Orders (TPOs).

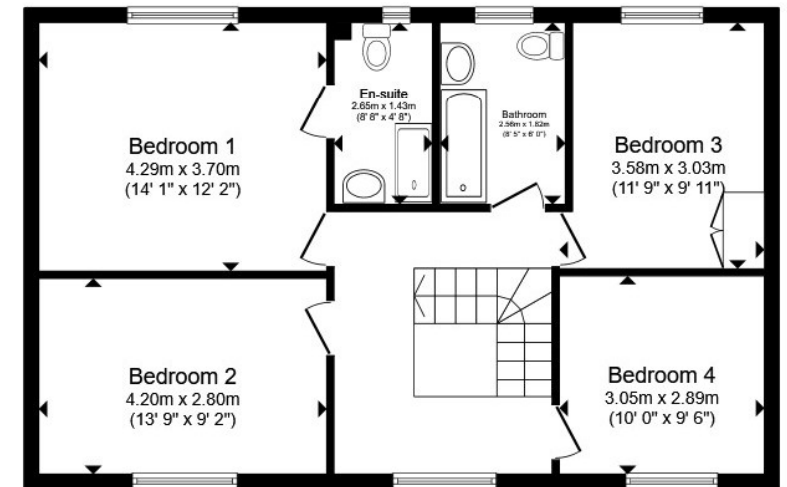


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**Ground Floor**



**First Floor**

Total floor area 192.9 m<sup>2</sup> (2,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Becks Wood, Harpley, King's Lynn

- DETACHED FOUR BEDROOM HOME
- DOUBLE GARAGE AND LARGE DRIVEWAY
- EFFICIENT AND ECONOMICAL
- SPACIOUS ACCOMODATION
- LARGE PLOT SET IN A PRIVATE LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108781 - 0008

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