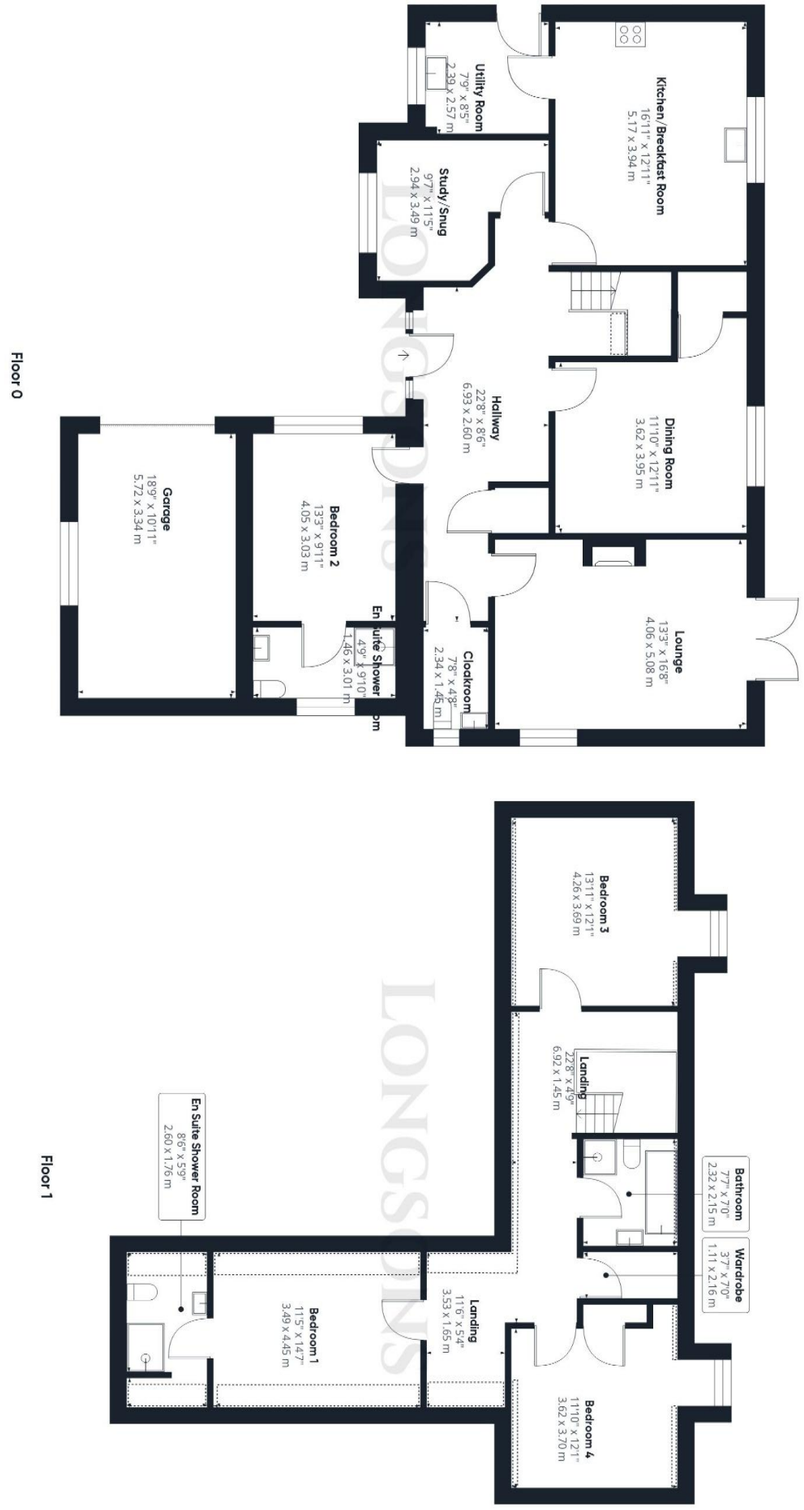


Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

LONGSONS



The Street, Gooderstone, Kings Lynn, PE33 9BP

Superb, spacious modern four bedroom chalet style detached house situated with open countryside views to the rear in the popular village of Gooderstone. This delightful property has much to offer and includes three reception rooms, ground floor bedroom with en suite, utility room, parking and garage

Price £500,000 Freehold

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Situated in the popular Norfolk village of Gooderstone with delightful countryside views to the rear, Longsons are delighted to bring to the market this superb, modern four bedroom chalet style house. This spacious property has much to offer and includes three reception rooms, ground floor bedroom with en suite shower room, further bedroom with en suite shower room, log burning stove, kitchen/breakfast room, utility room, Villeroy and Boch family bathroom, air source heat pump with underfloor heating to ground floor, garage, parking, gardens and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, dining room, study/snug, kitchen/breakfast room, utility room, cloakroom with WC, ground floor bedroom with en suite shower room, three further bedrooms to first floor with en suite shower room to bedroom one, Villeroy and Boch bathroom, gardens, garage, parking, air source heat pump and UPVC double glazing.

GOODERSTONE
Gooderstone is located 6 miles from Swaffham
Gooderstone is a popular village renowned for the Gooderstone Water Gardens with nature trail and tea room. Village amenities include highly rated primary school and St Georges church.

Entrance Hall
Composite entrance door to front, stairs to first floor, built in storage cupboard.

Lounge
13'3" (4.04m) x 16'8" (5.08m)
Feature fireplace with inset log burning stove, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side.

Dining Room
11'10" (3.61m) Min x 12'11" (3.94m)
UPVC double glazed window to rear, built in storage cupboard.

Study/Snug
9'7" (2.92m) Max x 11'5" (3.48m) Max
UPVC double glazed window to front.

Kitchen/ Breakfast Room
16'11" (5.16m) x 12'11" (3.94m)
Range of fitted kitchen units to walls and floor complemented by a Corian worksurface and splashback and one and a half bowl intergrated sink unit with mixer tap, island unit with Corian breakfast bar, space for large electric range style oven and hob with extractor hood over, free standing larder unit, intergrated dishwasher, UPVC double glazed window to rear, tiles to floor.

Utility Room
7'9" (2.36m) x 8'5" (2.57m)
Fitted kitchen units to floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to front.

Cloakroom
Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side, tiles to floor.

(Ground Floor) Bedroom Two
13'3" (4.04m) x 9'11" (3.02m)
UPVC double glazed window to side, door to en suite shower room.

En Suite Shower Room
Shower cubicle, wash basin and WC both set within fitted cabinet, obscure glass UPVC double glazed window to side.

Stairs & Landing
Walk in wardrobe, two double glazed Velux roof windows, radiator.

Bedroom One
11'5" (3.48m) x 14'7" (4.45m)
Two double glazed Velux roof windows, radiator, door to en suite shower room.

En Suite Shower Room
Shower cubicle, wash basin, WC, double glazed roof window, tiles to floor, radiator.

Bedroom Three
13'11" (4.24m) x 12'1" (3.68m)
UPVC double glazed window to rear enjoying open countryside views, radiator.

Bedroom Four
11'10" (3.61m) To Wardrobe x 12'1" (3.68m)
Built in wardrobe, UPVC double glazed window to rear, radiator.

Bathroom
Four piece Villeroy and Boch bathroom suite comprising double ended bath with mixer tap, shower cubicle, wash basin, WC, tiled splashback, tiles to floor, double glazed Velux roof window, extractor fan.

Garage
18'9" (5.72m) x 10'11" (3.33m)
Remote control motorised roller front door, UPVC double glazed window to side aspect, electric, lights and power.

Outside Front
Front garden laid to lawn, established trees, shrubs and plants to borders, driveway laid to block paving providing ample off road parking, garden wall, wooden fence and hedge to perimeter, outside tap, outside light, access to rear garden via side.

Rear Garden
Rear garden overlooking paddocks and countryside laid to lawn, patio area laid to block paving, wooden garden shed, outside lights, wooden fence and hedge to perimeter.

Agent`s Note
EPC rating B84 (Full copy available on request)
Council tax band E (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Spacious, Detached Chalet Style House
- Four Bedrooms (One Ground Floor)
- Two En Suite Shower Rooms
- Energy Efficiency Rating B85
- Kitchen/Breakfast Room & Utility
- Air Source Heat Pump with Ground Floor Underfloor Heating
- Ample Parking & Garage
- Popular Village Location
- Three Reception Rooms







