



**Fairstead Drove, Shouldham, King's Lynn, PE33 0DL**

**welcome to**

**Warren Lodge, Fairstead Drove, Shouldham, King's Lynn**

An impressive four-bedroom detached home set in the desirable village of Shouldham, offering spacious, light-filled living with a stunning open-plan kitchen, multiple reception rooms & a luxurious master suite. Featuring a private garden, garage & gated driveway, all in a peaceful, secluded setting.



### **Accommodation:**

Double-glazed entrance door to:

### **Entrance Hall**

Double-glazed entrance doors to both sides. Floor-to-ceiling double-glazed window to the front. Stairs leading to the first floor landing.

### **Lounge**

Three sets of double-glazed doors leading to outside space. Feature electric fire.

### **Dining Room**

Double-glazed French doors with sidelights to the rear leading to the rear garden.

### **Open Plan Kitchen/Dining Space**

This newly-fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and a range-style cooker with cooker hood over. There is also a central kitchen island with breakfast bar, as well as an integrated dishwasher, space for a wine cooler & space for an American-style fridge/freezer. Double-glazed windows to the front & side.

### **Utility Room**

Fitted with wall & base units with work surfaces over. Composite sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the front. Double-glazed door to the side.

### **Cloakroom**

Fitted with WC & wash hand basin with vanity unit. Double-glazed window to the side.

### **First Floor Landing**

Stairs from the entrance hall. Radiator. Loft access.

### **Bedroom One**

Two double-glazed windows to the side. Radiator. Large walk-in wardrobe with built-in storage.

### **En Suite**

Fitted with WC, pedestal wash hand basin, bath & walk-in shower cubicle. Radiator. Double-glazed windows to the side & rear.

### **Bedroom Two**

Double-glazed windows to the front & rear. Double-glazed skylight window. Radiator. Storage in eaves.

### **Bedroom Three**

Double-glazed skylight window. Radiator. Storage in eaves.

### **Bedroom Four**

Double-glazed floor-to-ceiling window to the front. Radiator.

### **Bathroom**

Fitted with WC, twin pedestal wash hand basins, bath & shower cubicle. Radiator. Double-glazed skylight window.

### **Outside**

To the front of the property, a five-bar gate opens onto a generous gravel driveway, providing ample off-road parking for numerous vehicles and leading to a detached garage with space above suitable for a home office. The frontage is attractively enclosed by established hedging, creating a welcoming yet private approach.

The rear garden is a particularly attractive feature of the home, offering a good-sized and enclosed outdoor space ideal for both relaxation and entertaining. A spacious paved patio sits directly to the rear, providing an ideal area for outdoor dining and enjoying views over the garden. The remainder is laid mainly to lawn, bordered by a combination of mature shrubs, hedging and timber fencing, offering a good degree of privacy.

Additional benefits include a greenhouse and well-planted borders, adding interest and potential for keen gardeners. The overall plot provides a wonderful balance of usable lawn and seating areas, perfect for families and those who enjoy outdoor living.

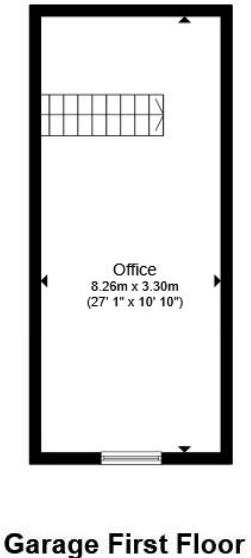
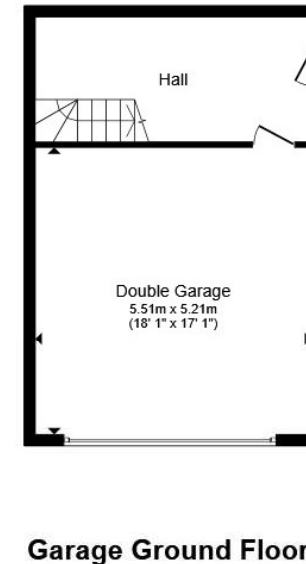
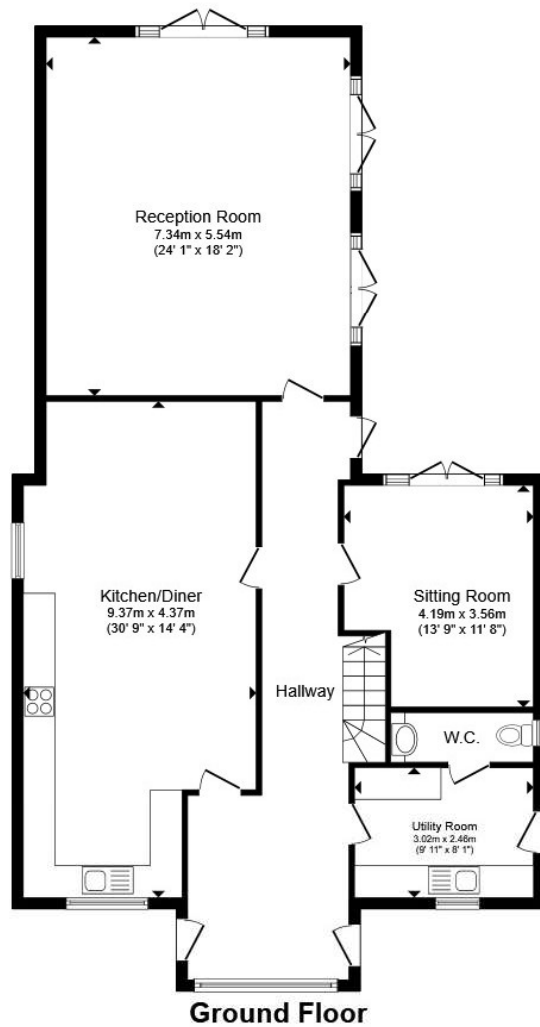
### **Agent's Note**

Heating to the property is served by oil central heating, with underfloor heating to the ground floor & radiators to the first floor. Please contact the branch for more information if required.



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Total floor area 299.7 m<sup>2</sup> (3,226 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)

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## Fairstead Drove, Shouldham, King's Lynn

- Substantial four bedroom detached house
- Highly desired village setting
- Newly-fitted open plan kitchen/diner
- Master suite with en suite + walk-in wardrobe
- Multiple reception rooms

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:  
DHM112935 - 0004

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