



THE STORY OF

30a Sutton Road

Walpole Cross Keys, Norfolk

SOWERBYS



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Walpole Cross Keys, Norfolk
PE34 4HD

Impressive Detached Family Home

Approximately 1,803 Sq. Ft. of Accommodation

Four Generously Proportioned Double Bedrooms

Superb Open-Plan Kitchen and Dining Room

Quartz Worktops, Integrated
Appliances and Quooker Tap

Principal Bedroom with En-Suite Shower Room

Separate Home Office and Utility Room

Exquisitely Landscaped Gardens
of an Exceptional Standard

Field Views to the Rear Aspect

Air-Source Heating, Integral Garage
and Ample Driveway Parking

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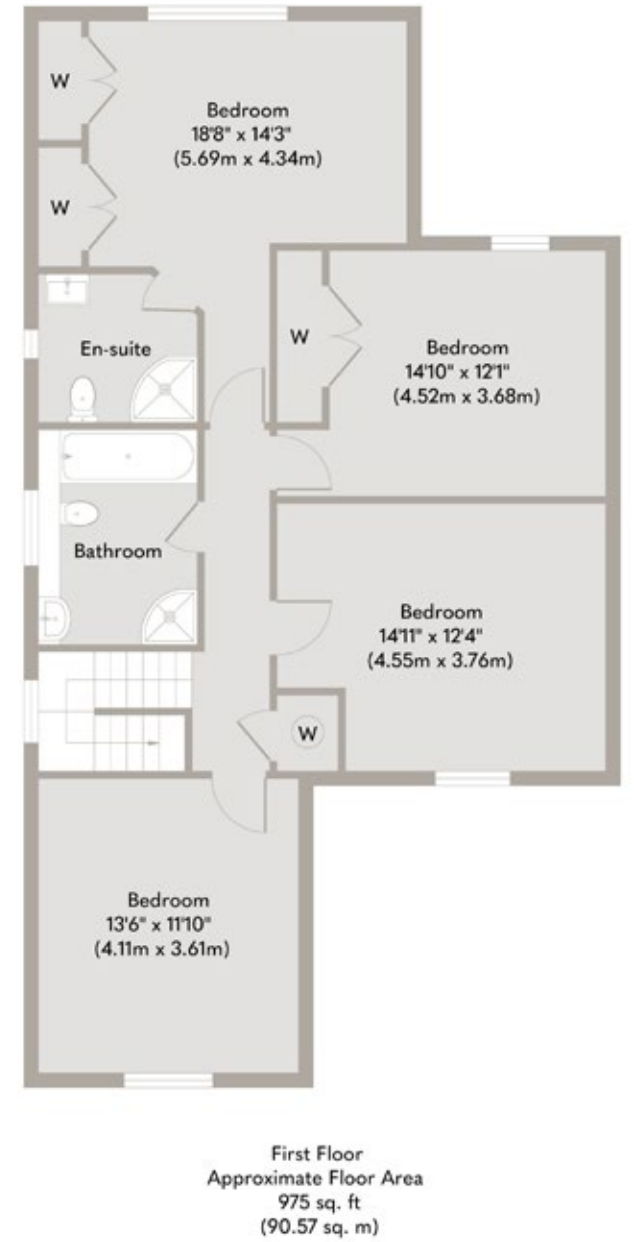
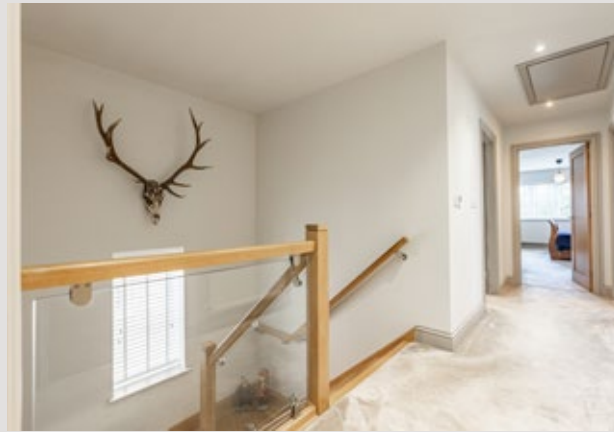
Built and completed in 2021 by a well-regarded local firm of craftsmen, 30A Sutton Road is an impressive detached family home combining generous proportions with an exceptional standard of finish. Extending to approximately 1,803 sq. ft., the accommodation has been thoughtfully arranged for modern family life, while the beautifully considered gardens elevate the property into something particularly special.

Step inside and a welcoming entrance hall immediately gives a sense of the space on offer. To the front, the sitting room is a comfortable and inviting retreat, its bay window bringing natural light into the room. A separate office provides an ideal environment for home working, reading or study, while a ground-floor WC adds everyday practicality.

At the rear, the house truly comes into its own. The expansive kitchen and dining room forms the heart of the home, measuring over 20ft in length and providing ample space for cooking, entertaining and relaxed family life. A substantial central island creates a natural gathering point, complemented by quartz work surfaces, integrated appliances and the additional convenience of a Quooker boiling-water tap. Bi-folding doors draw the eye towards the garden and allow the living space to flow naturally outside during the warmer months. The adjoining utility room keeps the practicalities neatly tucked away and also provides convenient access to the integral garage.

Upstairs, four impressively proportioned double bedrooms ensure there is no compromise on space. The principal bedroom is particularly generous, extending to approximately 18'8" x 14'3", with built-in wardrobes and its own en-suite shower room. Three further double bedrooms offer excellent flexibility for family and guests, while the well-appointed family bathroom completes the first-floor accommodation.





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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Outside, 30A distinguishes itself with a garden that has been exquisitely landscaped to an exceptional standard. Carefully designed planting, established landscaping and thoughtfully arranged entertaining areas create an outdoor setting that feels polished yet wonderfully relaxing. The rear outlook towards open farmland provides an attractive rural backdrop, while the patio offers the perfect place for summer dining, evening drinks or simply enjoying the surroundings. To the front, there is ample driveway parking together with access to the integral garage.

Air-source heating adds to the home's contemporary credentials, while the combination of generous accommodation, high-quality finishes and a beautifully executed garden creates a property equally suited to busy family life and relaxed entertaining. The specification shared with neighbouring 30B includes the air-source heating, high-quality kitchen finishes, bi-fold doors, garage and field views.

Situated in Walpole Cross Keys, close to the meeting point of Norfolk, Lincolnshire and Cambridgeshire, the property enjoys a village setting while remaining well placed for the wider amenities of King's Lynn. The village itself has a primary school, pre-school and village hall, while King's Lynn offers a broad range of shopping, leisure, cultural and transport facilities.



Walpole Cross Keys

VILLAGE CALM, COASTAL BEAUTY,
TOWN CONVENIENCE

Walpole Cross Keys is a small but well-situated village in West Norfolk, surrounded by open countryside and big skies that give it a wonderfully tranquil, rural feel. The village itself is home to a well-regarded primary school, while further everyday amenities including shops, pubs, healthcare and leisure facilities can be found in the neighbouring villages and towns. King's Lynn, just a short drive away, provides a wider selection of supermarkets, restaurants and services, as well as excellent schooling options and a mainline railway station with direct services to Cambridge and London King's Cross.

The location is also perfectly placed for enjoying Norfolk's famous coastline, with the sandy beaches of Hunstanton and the quieter stretches of the North Norfolk coast within easy reach. Birdwatchers and walkers will appreciate the nearby nature reserves, while the network of footpaths and cycle routes make it easy to enjoy the surrounding landscape at a slower pace.

Walpole Cross Keys offers the best of both worlds – a close-knit, peaceful village environment with the convenience of larger towns and coastal destinations just a short journey away. Whether commuting, raising a family, or seeking a more relaxed lifestyle, it provides a setting that balances community spirit, accessibility, and the calm of rural living.



Note from the Vendor



“We would describe our home as spacious, light and modern.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage plant. Air source heat pump with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 0310-3286-7020-2529-2185

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: ///chestnuts.clash.rice

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SOWERBYS

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