6 Folgate Lane

Walpole St Peter

SOWERBYS

Land & New Homes Specialists

INTRODUCING

6 Folgate Lane

Walpole St Peter, Norfolk
PE14 7HY

Individual Detached New Build Bungalow in Rural Lane Setting

Village Fringe Location in Walpole St Peter

Three Bedrooms, Principal with Dressing Area & En-Suite

Sociable Kitchen/Dining Room with Bi-Fold Doors

Quartz Worktops, Central Island & Integrated Bosch Appliances

Separate Sitting Room & Contemporary Family Shower Room

Air Source Heat Pump, Underfloor Heating & Solar PV Panels

Energy-Efficient Design & EV Charging Point

Detached Double Garage, Generous Parking & Landscaped Garden with Sandstone Terrace

10 Year Professional Consultants Certificate

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Enjoying a rural setting along a quiet country lane on the fringes of Walpole St Peter, this attractive new build bungalow combines thoughtfully designed accommodation, contemporary finishes and energy-efficient features, creating a home that is both practical and inviting.

Designed with modern lifestyles in mind, the accommodation offers a pleasing balance between sociable living spaces and quieter areas in which to relax. The kitchen and dining area forms the heart of the home, with a central island, quartz work surfaces and integrated Bosch appliances providing a stylish yet practical setting for everyday living and entertaining. Aluminium bi-fold doors connect this space with the garden, allowing natural light to fill the room and making outdoor dining an appealing extension of the home during the warmer months.

A separate sitting room provides a welcome retreat, offering somewhere to unwind away from the more sociable heart of the home. The three bedrooms are equally well considered, with the principal bedroom benefiting from its own dressing area and en-suite bathroom, whilst the remaining bedrooms are served by a contemporary family shower room. The flexibility of the accommodation also lends itself to those seeking a dedicated home office or space for visiting family and friends.

Consideration has been given to both comfort and running costs, with an air source heat pump, underfloor heating and solar photovoltaic panels contributing towards the home's anticipated energy efficiency. Quality finishes throughout, including oak veneer internal doors and carefully selected flooring, further complement the contemporary feel.

Outside, the detached double garage and generous off-road parking provide welcome practicality, with space for several vehicles and the added convenience of an electric vehicle charging point. A sandstone terrace offers somewhere to sit and enjoy the garden, whilst the rural lane setting provides an attractive backdrop to village life.

For those seeking the convenience of single-storey living without compromising on space, specification or comfort, this individual new home offers an appealing opportunity to enjoy a quieter pace of life in the Norfolk countryside.











SPECIFICATION AND FEATURES

Haywood Homes has carefully considered every aspect of this individual new home, combining quality materials, contemporary finishes and energy-efficient technology. The specification reflects a commitment to craftsmanship, comfort and practicality, creating a home designed for modern living and lasting appeal.

External Finishes & Construction

- Traditional brick and block construction with Flemish Antique facing bricks and Rustic Red roof tiles.
- Cream uPVC double-glazed windows and composite front door.
- Aluminium bi-fold doors from the kitchen/ dining area.
- Black uPVC guttering and downpipes.
- Detached brick-built double garage.
- Block-paved entrance and gravel driveway.
- Sandstone terrace and pathways, lawned areas and fenced boundaries.
- External lighting and outside water tap.
- Electric vehicle charging point and solar photovoltaic panels.

Internal Finishes

- Samsung air source heat pump with underfloor heating throughout.
- Oak veneer internal doors with contemporary skirting and architraves.
- Carpets to sitting room and bedrooms; luxury vinyl tile flooring to kitchen and bathrooms.
- Recessed spotlights to principal rooms.
- Television points to sitting room and bedrooms.
- Smoke detection system throughout.
- Fitted wardrobe to principal bedroom.

Kitchen

- Contemporary Kashmere cabinetry with quartz worktops, upstands and splashbacks.
- Central island with additional preparation space.
- Undermounted sink.
- Bosch integrated oven, induction hob with extractor, fridge/freezer and dishwasher.
- Provision for washing machine and tumble dryer within cabinetry.

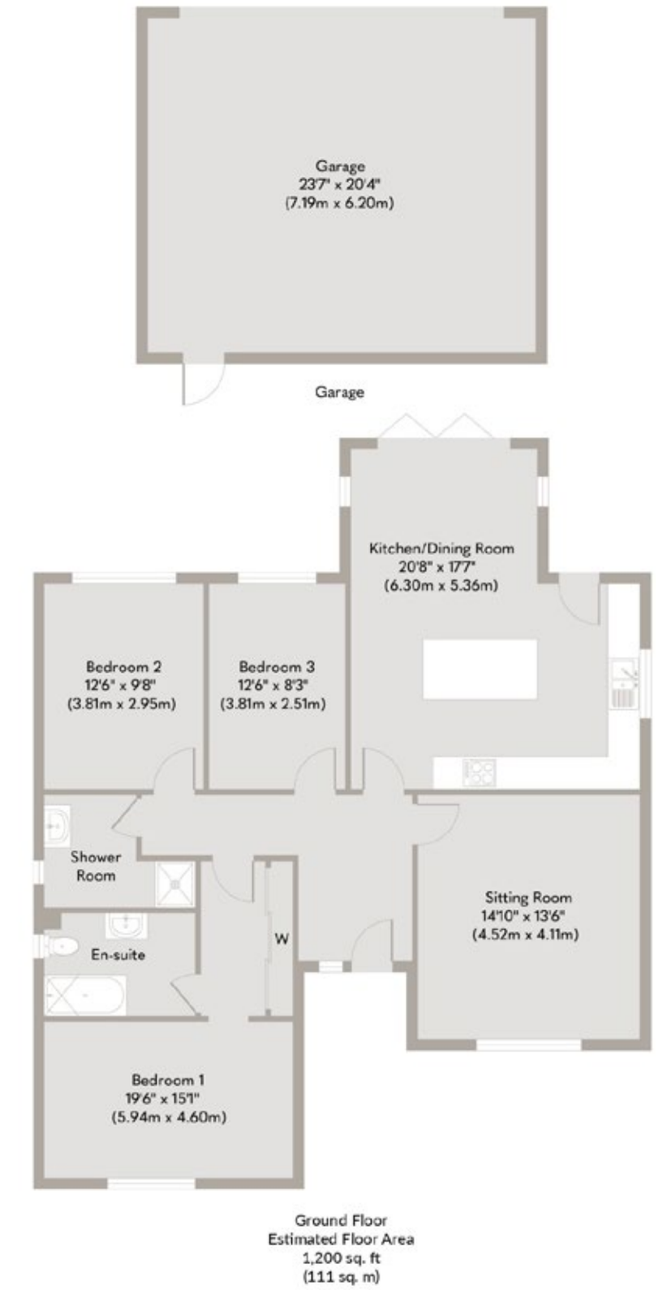
Bathroom & En-suite

- Contemporary stone-coloured sanitaryware.
- Principal bedroom en-suite and separate family shower room.
- Mixer showers and complementary wall tiling to wet areas.
- Luxury vinyl tile flooring, heated towel rails and recessed spotlights.

Services & Warranties

- Freehold.
- Mains electricity, water and drainage.
- Energy Rating: TBC.
- 10 Year Professional Consultants Certificate.
- What3Words: ///cork.leafing.amplified

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Ground Floor
Estimated Floor Area
1,200 sq. ft
(111 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. 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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WALPOLE ST PETER

Walpole St Peter is an attractive and historic Norfolk village, surrounded by the open countryside of the Fens. Known for its handsome period homes and welcoming community, it offers a peaceful rural lifestyle with convenient access to nearby towns and amenities.

At the heart of the village stands the magnificent St Peter's Church, affectionately known as 'The Cathedral of the Fens', which hosts the much-loved annual Flower Festival. The village also benefits from a community centre and recreational grounds, while neighbouring Walpole Highway offers a village shop, post office, primary school and popular roller skating rink.

King's Lynn, approximately ten miles to the east by road, provides an excellent range of supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside the Queen Elizabeth Hospital. Cultural attractions include the Corn Exchange and historic St George's Guildhall.

With convenient access to the A47 and A17, Walpole St Peter is well positioned for travel to Wisbech, Downham Market, Peterborough and beyond. King's Lynn railway station offers direct services to London King's Cross, with journeys typically taking around 1 hour and 45 minutes to 2 hours, combining village tranquillity with excellent wider connections.











For all enquiries, contact

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