

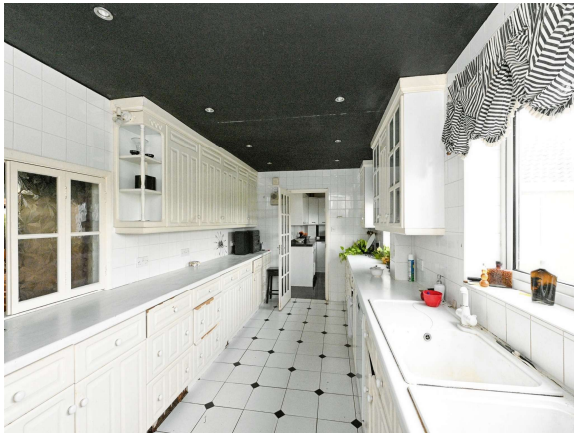


Eastmoor Road, Eastmoor, King's Lynn, PE33 9PZ

welcome to

Eastmoor Road, Eastmoor, King's Lynn

A superb, executive home set on a 1 acre plot (stms) with beautiful field views. The property is exceptionally spacious throughout, with multiple reception areas & a fantastic annexe space. Outside, a sweeping in-and-out driveway, double garage & expansive gardens complete this stunning rural home.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Of brick & uPVC construction. Door to the front.

Entrance Hall

Double-glazed window to the front. Radiator.
Feature fish pond. Storage cupboard.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the rear.

Lounge

23' 9" x 13' 9" (7.24m x 4.19m)
Double-glazed bay window to the front. Radiator.
Feature fireplace. Double-glazed sliding patio doors to the rear.

Conservatory

24' 5" x 15' 1" (7.44m x 4.60m)
Of brick & uPVC construction. Built-in units.
Underfloor heating.

Dining Room

14' 4" x 11' 2" plus bay window (4.37m x 3.40m plus bay window)
Double-glazed bay window to the front. Built-in units. Radiator.

Kitchen

20' 4" x 9' (6.20m x 2.74m)
This fitted kitchen includes both wall & base units with work surfaces over, two sink & drainer units, a built-in electric oven & an electric hob with cooker hood over. There is also space & plumbing for a dishwasher. Serving hatch into dining room. Two double-glazed windows to the rear.

Utility Room

10' 9" x 6' 4" (3.28m x 1.93m)
Fitted with wall & base units with work surfaces over.
Sink & drainer unit. Integrated dishwasher.

Inner Hallway

Double-glazed windows to each side. Double-glazed door to the front. Doorway leading to:

Annexe Space**Kitchen**

11' 6" x 7' 7" (3.51m x 2.31m)
This fitted kitchen area includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space an oven & space for a fridge/freezer. Double-glazed window to the front.

Shower Room

Fitted with WC, wash hand basin & shower cubicle.
Radiator. Double-glazed window to the side.

Living Area

20' 4" x 17' 9" (6.20m x 5.41m)
Double-glazed windows to the side & rear. Double-glazed sliding patio doors to the side leading to the garden. Fireplace with gas fire. Previously partitioned into bedroom & living area.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard. Double-glazed window to the front.

Bedroom One

17' 5" x 11' 11" (5.31m x 3.63m)
Double-glazed window to the front. Radiator. Built-in wardrobes & storage cupboards.

En Suite

Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

Bedroom Two

13' 9" x 11' 8" (4.19m x 3.56m)
Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bedroom Three

13' 9" x 11' 7" (4.19m x 3.53m)
Double-glazed windows to the front & side. Radiator.

Bathroom

Fitted with WC, wash hand basin, bidet & corner bath. Radiator. Double-glazed window to the rear.

Outside

Positioned in a beautifully peaceful setting, the property occupies an exceptionally large plot of approximately 1 acre (STMS), enjoying wonderful open field views to both the front & rear for an enhanced rural feel.

To the front, a sweeping in-and-out gravel driveway provides extensive off-road parking for multiple vehicles — including caravans, motorhomes and trailers — and leads to the double garage. A large lawn extends down the side of the property, guiding you through to the impressive rear garden.

This superb outdoor space is fully enclosed by timber fencing and is predominantly laid to lawn, offering a fantastic expanse for families, entertaining or simply enjoying the tranquillity. A spacious brickweave patio provides the perfect seating and social area, while the garden is beautifully framed by a variety of mature trees, shrubs and hedging.

Both the front and rear gardens enjoy uninterrupted field views, creating a truly idyllic countryside backdrop.

Agent's Note

Waste from the property is served by a septic tank of private supply & heating to the property is served by oil heating. Please contact the branch for more details if required.

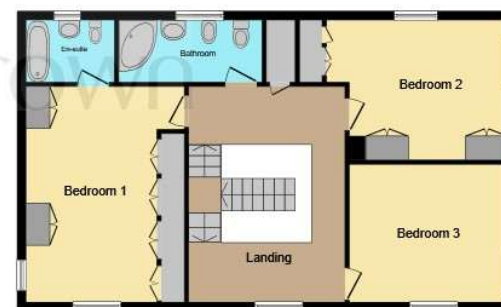


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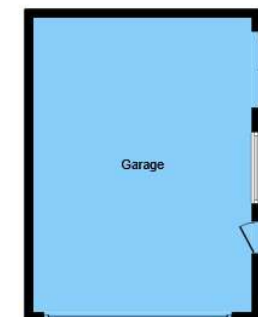




Ground Floor



First Floor



Garage

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.focalagent.com

welcome to

Eastmoor Road, Eastmoor, King's Lynn

- Detached family home
- 1 acre plot (stms)
- Field views + rural setting
- Annexe space with bedroom, kitchen + shower room
- Large driveway

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112695 - 0004

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william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk