



Introducing
School Road
Marshland St. James

SOWERBYS

This substantial home stands proudly back from any passing traffic and is approached over a smooth gravel chip driveway, providing ample off-road parking and access to a detached double garage. A grey porcelain pathway frames this generous family home, complementing a broad sun terrace to the rear garden which is accessed through a private timber side gate.

Entering beneath an oak framed tile covered canopy this impressive property opens into a broad entrance hallway with separate doors leading to warming sitting room with a feature exposed brick fireplace, a handy snug and a cloakroom. A further door from the hallway welcomes the signature heart of this sociable family home, a comprehensive kitchen with a utility and an open dining and family area with bi-folding doors to a rear terrace.

To the first-floor, a galleried landing leads to a four-piece family bathroom and four double bedrooms, two with ensuite and with a principal bedroom boasting a dressing area, ensuite and Juliette balcony. The remaining rooms to the second-floor gift this home a depth of versatility to readily meet needs of today's modern family lifestyle, whether as a home office, a gaming room, a space for solace or simply somewhere accessible to store keepsakes for another day.

MARSHLAND ST JAMES

Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port town of King's Lynn.

SPECIFICATION

Exterior finishes

- Anthracite roof tiles over antique style red brickwork.
- Decorative brick facias with galvanised guttering and downpipes.
- Anthracite UPVC windows and composite doors.
- Tar and gravel chip driveways.
- Grey porcelain pathways and terrace.

- Anthracite electric garage roller doors.
- Post-box and galvanised lighting.
- Featheredge timber fencing and side gate.
- Grass lawns and outside tap.

Internal finishes

- Farrow & Ball grey painted walls and woodwork.
- Grey doors with chrome ironmongery.
- Fitted wardrobes to principal bedrooms.
- A mix of luxury vinyl tiling or carpeting to reception rooms.
- Luxury vinyl tiling to hallways, kitchens and wet areas.
- Carpeting to landings and bedrooms.
- A mix of pendant and spot lighting.
- Smoke detection system.

Kitchen finishes

- Dark grey and blue shaker style units with chrome handles.
- Grey vein Quartz worktops, upstands and splashbacks.
- White composite sink with chrome taps.
- Neff oven, microwave, warming drawer, hob and extractor.
- Neff fridge, freezer and dishwasher.
- Integrated bins.

Bathroom finishes

- White sanitary ware with chrome taps.
- Walk-in showers with panelled wall coverings.
- Heated towel radiator and wall mirror.

General

- Mains water and drainage.
- Air source heating pump.
- Underfloor heating to ground floor and radiators to first and second floors.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

AGENT'S NOTE

Photographs were taken prior to the current tenancy and have been virtually staged.

LOCATION

What3words: ///moguls.sundial.clashing



SOWERBYS

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