



Congham Road, Grimston,
PE32 1DW

BROWN & CO



Congham Road, Grimston, , PE32 1DW

Substantial, detached, premium family home with wonderful field views

3000sqft+ and Five generous bedrooms

Principal bedroom with en-suite bathroom

Three reception rooms inc study/office

Spacious kitchen/breakfast room and utility room

Conservatory overlooking the rear garden

Family bathroom plus additional shower room

Double garage and ample driveway parking

Generous plot within a popular village setting

Convenient for King's Lynn, Sandringham and the Norfolk coast



Introduction

Brown & Co. offer an exceptional detached family home extending to over 3,000 sq.ft, occupying a generous plot with wonderful field views in the popular village of Grimston. Offering five bedrooms, four reception areas, a double garage and beautifully proportioned accommodation throughout, this substantial home is ideally suited to modern family living. First-hand inspection is essential to appreciate the scale of accommodation on offer.

Location

Grimston is a highly regarded West Norfolk village enjoying an attractive semi-rural setting whilst remaining conveniently positioned for access to King's Lynn. The village offers a range of everyday amenities including a primary school, public house, village shop and medical facilities, creating an excellent environment for family life. Nearby Congham and Pott Row further enhance the area's appeal with additional village amenities, highly regarded public houses and the renowned Congham Hall Hotel & Spa. The Sandringham Royal Estate is only a short drive away, whilst the Norfolk coastline, with its renowned beaches and nature reserves, is readily accessible. King's Lynn provides an extensive range of shopping, leisure and educational facilities together with a mainline railway station offering direct services to Ely, Cambridge

and London King's Cross, making the area equally attractive for commuters.

The Property

A substantial detached family residence extending to approximately 3,025 sq.ft, offering exceptionally spacious and versatile accommodation arranged over two floors together with a double garage. The property is entered via a welcoming reception hallway with staircase to the first floor and cloakroom/WC. The accommodation has been thoughtfully designed to provide excellent family living, with a generous sitting room forming the principal reception space.

The sitting room has a wood burning and enjoys direct access to a conservatory overlooking the rear garden. Adjacent to this is the dining room with access to the garden and this leads to the kitchen/breakfast room providing an excellent everyday living space with an extensive range of fitted units and generous worktop space, whilst a utility room offers additional practicality.

A separate study provides an ideal home office or hobby room and completes the ground floor accommodation. The ground floor flows exceptionally well and needs to be experienced to fully understand.

To the first floor, a spacious landing leads to five well-proportioned bedrooms. The principal bedroom is particularly impressive, extending to over 27 feet in length and benefiting from walk in wardrobe together with en-suite bathroom facilities. Two further bedrooms are served by en-suites.

Outside

The property occupies a generous plot with ample parking leading to an attached double garage.

The rear garden provides an excellent space for family enjoyment and entertaining, with areas of lawn together with patio seating and established planting and beyond this there are wonderful field views over farmland.

Services:

Mains Electricity, Mains water, Mains Drainage, Oil fired central heating

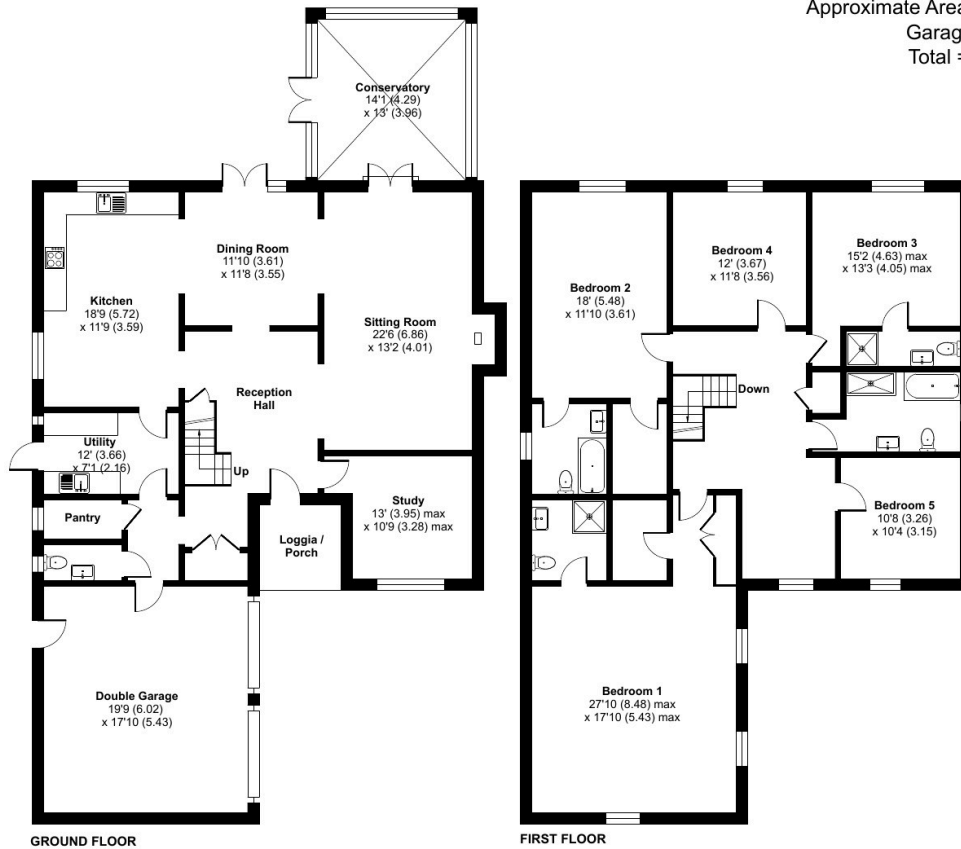
Freehold

Council Tax band: G

EPC: C

Congham Road, Grimston, King's Lynn, PE32

Approximate Area = 3025 sq ft / 281 sq m
 Garage = 352 sq ft / 32.7 sq m
 Total = 3377 sq ft / 313.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Brown & Co. REF: 1481479

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Brown&Co
 Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
 T 01553 770 771
 E kingslynn@brown-co.com

BROWN & CO
 Property and Business Consultants