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The Spinney, Marsh Road, North Wootton
King's Lynn PE30 3QJ

£699,995

Bedrooms: 6 | **Bathrooms:** 4 | **Receptions:** 5

Whether it's the morning mist on a frosty winter's day or the stunning summer sunsets across the Norfolk countryside, you'll never get tired of the breath taking views this home is surrounded by.

An idyllic, rural retreat, 'The Spinney' finds itself nestled in some of the most picturesque countryside Norfolk has to offer. A multi-generational home that allows you to escape the hustle and bustle of modern day living, its fantastic level of beautifully presented, versatile accommodation offers all the peace and tranquility you could desire. Don't worry, you're not far from the popular village of North Wootton and the wide variety of amenities that it boasts.

A much loved, and long standing family home, the property is currently laid out as two fantastic dwellings. For those seeking one substantial residence it could, very easily, be converted back into a large family home.

The main residence is a delightful three bedroom home, its stunning, bright and airy accommodation flows effortlessly from room to room. The heart of this side of the home is the open plan living/kitchen/dining room, it's contemporary styling provide a perfect complement to the rural countryside that it looks out onto. A fantastic space to socialise, there is room for all your friends and family. The family room, another space flooded with natural light, has a calming influence thanks to it's views into the garden and beyond, a flight of stairs guides you up to a delightful double bedroom. Back downstairs, the main bedroom offers superb space, fitted wardrobes and it's own contemporary ensuite shower room. This isn't the only bedroom on the ground floor, the second would make a perfect guest suite, or even a potential annex. It's modern en-suite shower room and seating area combine with ample room for a bed to offer guests their own space, there are even a set of French doors out onto this rooms very own patio terrace.

The second half of this home, is the annex, a fantastic, three bedroom property in it's own right. As with the other half of this home, it perfectly combines stunning accommodation with it's surroundings, the best example of this is the delightful living/dining room. A triple aspect room that is bathed in natural light, whether you're relaxing at the end of the day or socialising with friends this is a fantastic space. On the ground floor, you will also find a superb kitchen/breakfast room, study, W.C. and welcoming entrance hall. This half of the home continues to impress once you get to the first floor, there are three double bedrooms, all enjoying their own aspect of the surrounding countryside, and a modern family bathroom.

The outside of this home is the perfect complement to the inside, set on a plot that stretches to over 1/2 an acre (STMS), the gardens wrap around every side of this home making it sit perfectly within it's rural setting. There are multiple patio terraces, whether you're looking to dine al-fresco with friends, relax with a good book, or simply sit back and watch the clouds go by each one is ideal. Currently split into two, the beautiful rear garden offers each side of this home it's own lawn, both offer superb space for little one's to play and let off some steam.

Properties like this very rarely come to the market, a forever home, that is ready for you to create a lifetime of memories in.

Tenure: Freehold

Property Type: Detached House

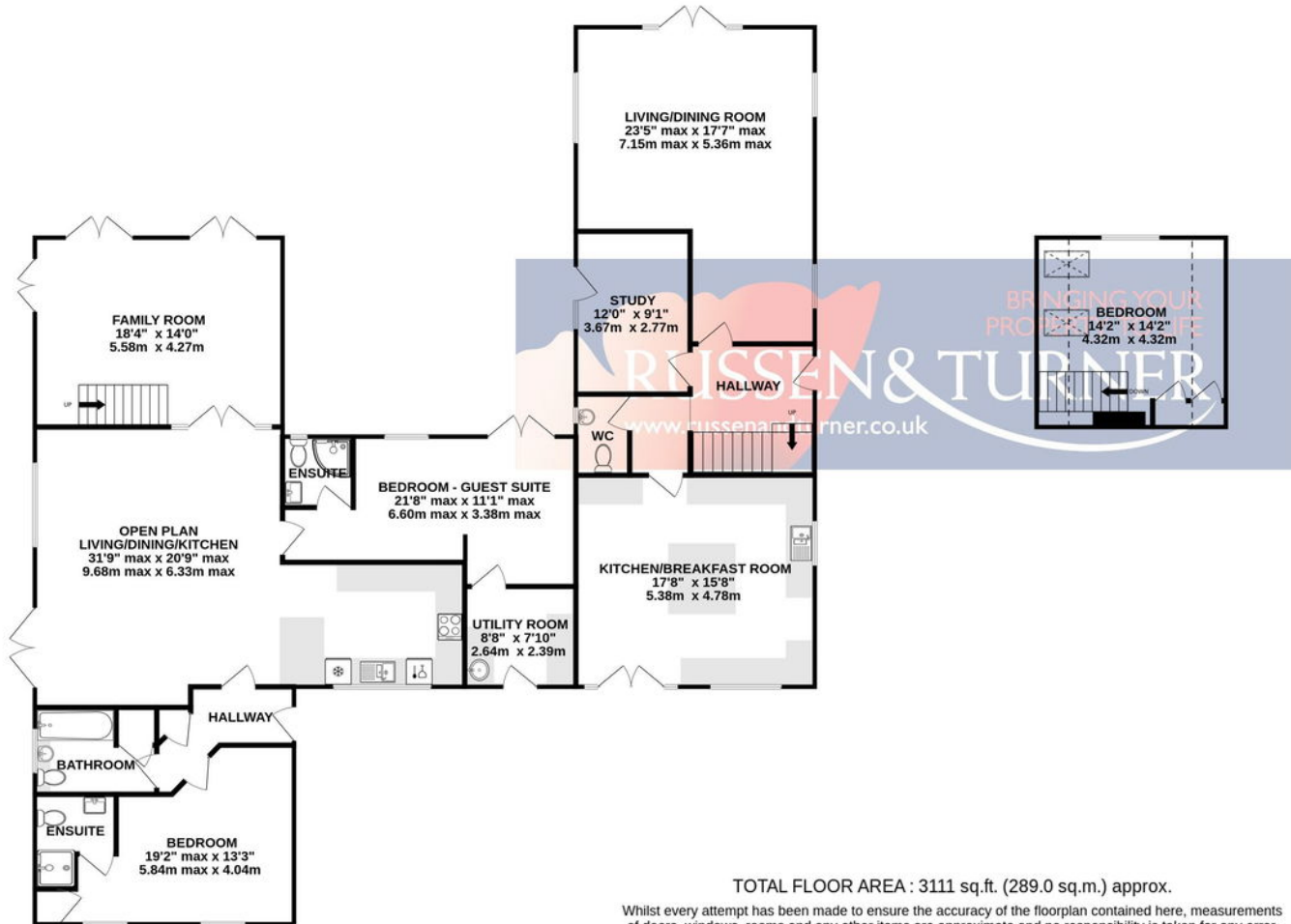
- Stunning Detached Home
- Six Bedrooms
- Ideal for Multi-Generational Living
- Idyllic Rural Setting - surrounded by Paddocks and Countryside
- Fabulous Home and Potential Holiday Let
- Beautiful Gardens
- Escape to the Country
- Over 1/2 an Acre Plot (STMS)
- Different Views and Aspects from Every Room
- Superb Level of Flexible Accommodation

Disclaimer

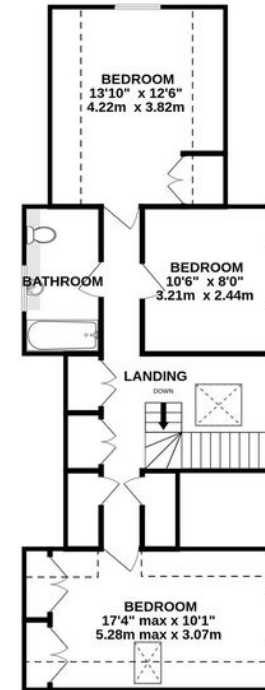
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
2208 sq.ft. (205.2 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 3111 sq.ft. (289.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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