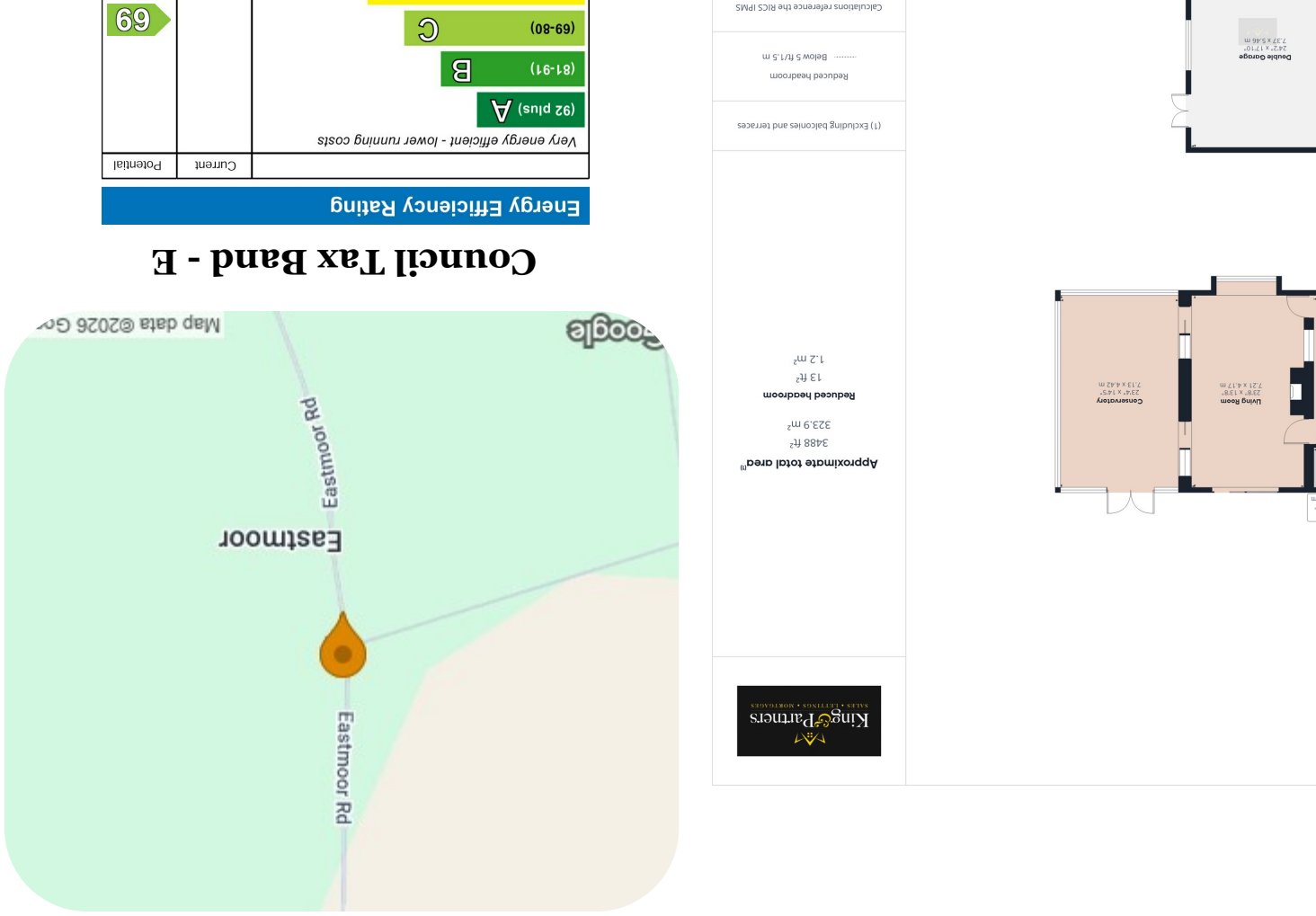




Approximate total area(1)
3488 ft²
323.9 m²

Reduced headroom
13 ft²
1.2 m²

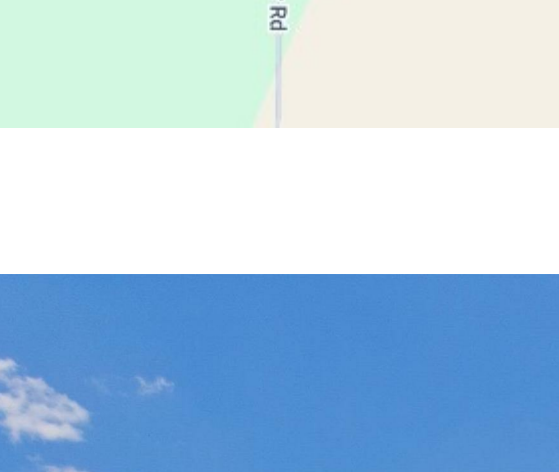
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band - E





Victory Lodge Eastmoor Road, Eastmoor, King's Lynn, Norfolk. PE33 9PZ

£550,000

- Total Plot 1.12 Acres (STS)
- Adjoining Annexe with Kitchenette & Shower Room
- Two Double Garages & In-Out Driveway
- Additional Vehicular Access To Land
- Spacious Detached House
- Requires Improvement & Updating
- Former Chicken Farm & Haulage Yard (Outbuilding Requiring Extensive Work / Demolition)
- Oil Central Heating & UPVC Double Glazing
- 3 Double Bedrooms, En Suite & Bathroom
- 3 Reception Rooms, Kitchen & Utility

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

A spacious detached property set within an extensive plot of approximately 1.12 acres (STS), offering excellent potential for improvement and updating. The property provides three double bedrooms, en suite and bathroom, three reception rooms, kitchen and utility, together with an adjoining annexe featuring kitchenette and shower room. Further benefits include two double garages, an in-and-out driveway and additional vehicular access to the land.

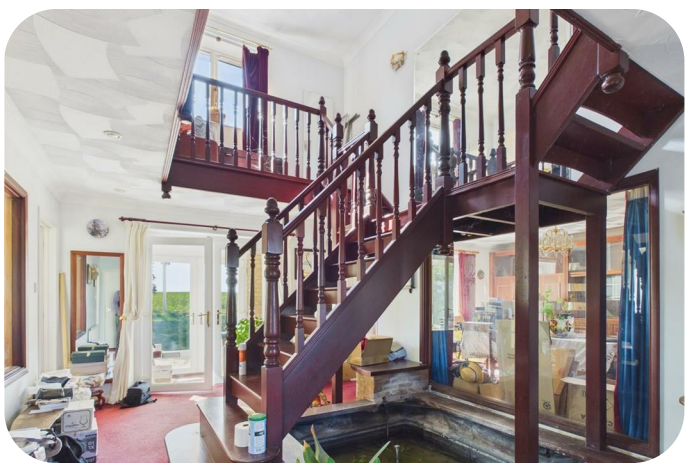














Agents Note
The former commercial land which has extensive road frontage and an additional vehicular access will be subject to a 25 year covenant. This will only be if planning permission is granted for any additional residential dwellings. For further information please speak to us.

Dining Room
14' 3" x 13' 0" (4.34m x 3.96m)

Cloakroom
4' 4" x 6' 3" (1.32m x 1.91m)

Porch
4' 0" x 6' 2" (1.22m x 1.88m)

Kitchen
8' 11" x 20' 3" (2.72m x 6.17m)

Store
4' 5" x 4' 11" (1.35m x 1.50m)

Bedroom 2
11' 6" x 14' 6" (3.51m x 4.42m)

Landing

Living Room
23' 8" x 13' 8" (7.21m x 4.17m)

Hall
3' 4" x 16' 4" (1.02m x 4.98m)

Bedroom 1
17' 6" x 11' 0" (5.33m x 3.35m)

Bedroom 3
11' 8" x 13' 9" (3.56m x 4.19m)

Entrance Hall
18' 8" x 11' 8" (5.69m x 3.56m)

Conservatory
23' 4" x 14' 5" (7.11m x 4.39m)

Utility Room
6' 3" x 10' 8" (1.91m x 3.25m)

Shower Room
4' 9" x 5' 8" (1.45m x 1.73m)

Double Garage
16' 3" x 17' 9" (4.95m x 5.41m)

Annexe Kitchen
7' 0" x 11' 4" (2.13m x 3.45m)

Bathroom

Double Garage.
24' 2" x 17' 10" (7.37m x 5.44m)

Victory Lodge is a spacious detached property occupying an extensive plot of approximately 1.12 acres (subject to survey), offering a rare combination of substantial accommodation, outbuildings, land and excellent potential for improvement and updating. The main house provides well-proportioned accommodation including three double bedrooms, with an en suite to the principal bedroom and a family bathroom. There are also three reception rooms, providing versatile living and entertaining space, together with a kitchen and separate utility room. Adjoining the main property is an annexe, incorporating a kitchenette and shower room, offering a useful additional space for dependent relatives, guests, home working or a variety of other purposes, subject to any necessary consents. Externally, the property benefits from two double garages, an extensive in-and-out driveway and additional vehicular access providing access to the land. The overall plot extends to approximately 1.12 acres (STS) and the property was formerly utilised as a chicken farm and haulage yard, making this an interesting opportunity for buyers seeking additional land and space. The property requires improvement and updating throughout, but offers considerable scope for modernisation and adaptation to create a substantial family home with useful ancillary accommodation and extensive external space. Further benefits include oil-fired central heating and UPVC double glazing.

Rear Garden
The property is set within extensive grounds, offering a large garden space that extends to open fields and countryside views. The grounds provide privacy and a peaceful rural setting, with mature hedging and trees marking the boundaries. There is ample space for gardening, outdoor activities, and potential for further landscaping or development.

Front Exterior
The front exterior of the property features a large gravel driveway with parking space for multiple vehicles. The driveway leads to a double garage and the property's main entrance, framed by established hedging and mature trees that provide privacy and a welcoming approach.

Outbuilding
Set within the grounds is a large timber outbuilding that offers versatile space. Positioned away from the main house, this structure could be used for storage, a workshop, or other purposes, adding practical benefit to the extensive plot.