DIRECTIONS

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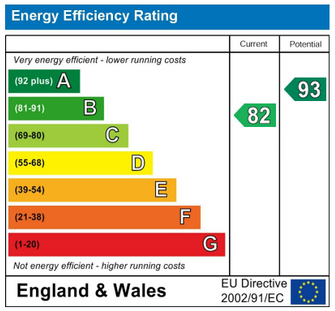

NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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61 Sutton Road Walpole Cross Keys King's Lynn PE34 4HD

TWO BEDROOM END OF TERRACE HOUSE IN A DESIRABLE AREA WITH FIELD VIEWS TO THE REAR. BENEFITS FROM OFF ROAD PARKING

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WALPOLE CROSS KEYS
Situated in the peaceful village of Walpole Cross Keys, near King's Lynn, this property enjoys a rural setting surrounded by open countryside. Local amenities include a village pub and primary school, with a wider choice of shops, supermarkets, cafés and restaurants in King's Lynn and Wisbech. Further schools are available in the surrounding villages. Road links provide easy access to neighbouring towns, while local bus services and rail connections from King's Lynn offer travel further afield, including services to Cambridge and London King's Cross. The surrounding countryside is ideal for walking and cycling, while nearby King's Lynn offers a range of shopping, leisure and cultural attractions. Combining a quiet village lifestyle with convenient access to essential amenities and transport links, Walpole Cross Keys is an appealing location for those seeking the best of rural living.

ENTRANCE HALL
Laminate flooring, door to cloakroom and kitchen.

CLOAKROOM
Vinyl flooring, W.C, hand wash basin, double radiator.

KITCHEN 11'02 x 10'07 (3.40m x 3.23m)
Range of wall-mounted, base and drawer units, with worktop over, stainless steel sink and drainer under window to front aspect, integrated gas hob and electric oven, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, double radiator. Laminate flooring.

LOUNGE DINER 18'09 x 14'10 (5.72m x 4.52m)
Fitted carpet, window and French doors to rear garden, stairs to first floor, storage cupboard, double radiator.

LANDING
Fitted carpet, doors to bathroom and both bedrooms.

BEDROOM ONE 14'08 x 11'03 (4.47m x 3.43m)
Fitted carpet, windows to front aspect, double radiator, en-suite

ENSUITE
Three piece suite comprising of a hand wash basin, W.C, walk-in shower and extractor fan. Vinyl flooring,

BEDROOM TWO 14'10 x 12'03 (4.52m x 3.73m)
Fitted carpet, double radiator, dual windows to rear aspect with field views.

BATHROOM 7'01 x 5'09 (2.16m x 1.75m)
Three piece suite comprising of hand wash basin, W.C, hand wash basin with shower attachment over. Vinyl flooring, heated towel rail and obscured window to side aspect.

GARDEN
Mainly laid to lawn with patio area, fully enclosed, backs onto fields.

IMPORTANT INFORMATION
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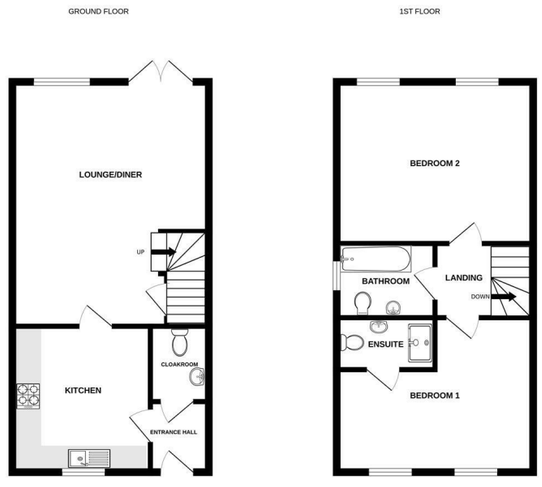
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

Situated in the charming village of Walpole Cross Keys, this delightful end terrace house on Sutton Road offers a perfect blend of modern living and serene countryside views. Built in 2018, the property is well presented throughout, ensuring a fresh and inviting atmosphere for its new occupants. The house boasts two generously sized bedrooms, with the first bedroom featuring the added luxury of an ensuite bathroom. This thoughtful design provides both comfort and convenience for residents and guests alike. In addition to the ensuite, there are two further well-equipped bathrooms, making morning routines a breeze for everyone in the household.

The spacious kitchen is a highlight of the home, providing ample room for culinary creativity and family gatherings. The lounge, with its elegant French double doors, opens directly into the garden, creating a seamless connection between indoor and outdoor living. This feature not only enhances the natural light within the home but also allows for easy access to the garden, perfect for enjoying the tranquil field views to the rear.

For those with vehicles, the property offers ample off-road parking, ensuring that you and your guests will never have to worry about finding a space. This lovely home is ideal for anyone seeking a peaceful retreat while still being within reach of local amenities and transport links. With its modern features and beautiful surroundings, this property is a must-see for prospective buyers or renters looking to settle in a delightful area.



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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