



NEWSON & BUCK
ESTATE AGENTS



23 St Marys Terrace, Middleton, King's Lynn, Norfolk PE3 2BD, £385,000

Newson & Buck are delighted to present this superbly appointed four-bedroom semi-detached residence, offering spacious and versatile accommodation in a peaceful rural setting. The property has been thoughtfully extended and significantly enhanced by the current owners, resulting in a home that is ready to move straight into. Occupying a generous plot with ample off-road parking, the home enjoys a high degree of privacy and backs directly onto open countryside – perfect for those seeking both comfort and tranquillity. Internally, the property boasts a wealth of modern living space, including a wonderful open-plan kitchen/dining room, ideal for family life and entertaining. The accommodation further comprises three excellent double bedrooms, a fourth bedroom which is currently used as a play room as well as a study, and a sleek, contemporary family bathroom.

Externally, the generous rear garden offers a superb outdoor space, ideal for relaxing or al fresco dining, and benefits from lovely views over the fields beyond. Additional features include oil-fired central heating and high-quality finishes throughout. A rare opportunity to acquire a truly stunning home in a picturesque location – early viewing is highly recommended.



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rightmove

Entrance Porch

4' 01" x 10' 09" (1.24m x 3.28m) Entrance door, LVT Flooring, Window to front aspect, Radiator, stairs to first floor, doors leading to

Lounge

13' 08" x 13' 06" (4.17m x 4.11m) LVT Flooring, Window to front aspect, Radiator, under stairs storage cupboard, panelled feature wall, Log Burner, door leading to

Kitchen/Diner

15' 08" max x 19' 09" (4.78m max x 6.02m) Tiled flooring, Range of base and wall cabinets with wooden worktops, kitchen island with breakfast bar, inset butler style sink with mixer tap over, radiator, Velux window and window to side aspect, integrated fridge/freezer, integrated washing machine, integrated dishwasher, electric over and hob with extractor over, bifold doors leading to rear garden

Playroom/Bedroom 4

9' 05" x 17' 07" max (2.87m x 5.36m max) LVT flooring, radiator, roof lantern, patio doors leading to rear garden

Study

6' 00" x 8' 02" (1.83m x 2.49m) LVT Flooring, window to front aspect, radiator

Family Bathroom

7' 02" x 10' 00" (2.18m x 3.05m) Tiled floor, walk in shower cubicle with rainfall shower and second shower attachment, Velux window, towel radiator, panelled double ended bath with mixer tap over, low level flush w/c, hand basin

Landing

Carpeted, window to side aspect, loft access

Bedroom One

10' 01" x 12' 07" (3.07m x 3.84m) Carpeted, window to front aspect, radiator, built in wardrobe, built in side table storage with cupboards

Bedroom 2

8' 04" x 12' 03" (2.54m x 3.73m) Carpeted, window to rear aspect, radiator, built in wardrobe

Bedroom 3

8' 06" x 9' 00" (2.59m x 2.74m) Carpeted, radiator, window to rear aspect

External

To the front the property provides a shingle driveway for multiple vehicles while the private rear garden is laid to patio providing the perfect dining space and the remainder laid to turf with field views

Outbuilding

7' 11" x 10' 09" (2.41m x 3.28m) brick built, two storage sheds with electrics and outside power

EPC - D

Council Tax - A



Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is for information only and should not be relied upon for any legal or financial purposes. The floor plan is not to scale and is not a substitute for a professional survey. The floor plan is not to be used for any other purpose without the written consent of the seller.