



NEWSON & BUCK

ESTATE AGENTS

4, Kenwick Hall Gardens  
Station Road  
Clenchwarton  
King's Lynn  
Norfolk  
PE34 4XJ

£650,000



Welcome to 4 Kenwick Hall Gardens - Set on the edge of the highly regarded village of Clenchwarton, and within easy reach of King's Lynn, this impressive barn-style residence forms part of an exclusive development of five individually designed homes, arranged around a central courtyard with electronically controlled gated access. Constructed in the 1990s to a high specification, the property offers generous and well-balanced accommodation extending to approximately 3,041 sq ft, ideal for modern family living. The accommodation is introduced by an impressive entrance hall with galleried landing. The ground floor provides a range of versatile living spaces including a spacious open-plan kitchen, dining and living area, ideal for entertaining, along with a separate formal dining room, study, and day room. Further ground floor accommodation includes a separate utility room and cloakroom WC. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite, in addition to a family bath/shower room serving the remaining bedrooms. Outside, the property occupies a generous plot, with the rear garden being mainly laid to lawn and complemented



- BARN STYLE PROPERTY WITHIN GATED COMMUNITY
- FOUR DOUBLE BEDROOMS
- ENTRANCE HALL WITH GALLERIED LANDING
- ACCOMODATION EXTENDS OVER 3000 SQFT
- DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING AND WORKSHOP
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING/LIVING
- PRIVATE REAR GARDENS
- ENSUITE TO MASTER



## **Entrance Porch**

9' 10" x 4' 04" (3.00m x 1.32m) Entrance door, windows to front aspect, tiled flooring

## **Hallway**

Inner door, wooden flooring, two radiators, stairs to first floor, doors leading to

## **Kitchen/Open Planning Living**

30' 06" x 15' 09" (9.30m x 4.80m) The Kitchen area is laid to tile, a range of base and wall cabinets, worktops, double steel sink with mixer tap over, eye level oven with combi grill above, induction hob with extractor over, tiled splashback, window to rear aspect. The dining area is wooden flooring with double doors leading to the rear garden. The living area is laid to carpet with two windows to rear aspect, a log burner, two vertical radiators

## **Dining Room**

10' 04" x 13' 05" (3.15m x 4.09m) Carpeted, radiator, serving hatch, window to front and side aspect

## **Study**

10' 04" x 13' 05" (3.15m x 4.09m) Carpeted, window to front aspect, radiator

## **Family Room**

12' 09" x 18' 02" (3.89m x 5.54m) Carpeted, vaulted ceiling, window to rear aspect, two radiators, patio doors leading to the rear garden.

## **Utility Room**

9' 03" x 10' 04" (2.82m x 3.15m) Tiled flooring, range of base and wall cabinets, worktops, two windows to front aspect, space for dishwasher, space for washing machine, space for fridge/freezer

## **Downstairs W/C**

5' 10" x 3' 11" (1.78m x 1.19m) Tiled floor with tiled surround, low level flush w/c, hand basin, window to rear aspect

## **Galleried Landing**

Wooden flooring, full length windows to front aspect, radiator, doors leading to

## **Master Bedroom**

14' 11" x 13' 05" (4.55m x 4.09m) Carpeted, full length windows to rear aspect, two built in wardrobes, window to rear aspect, radiator, door leading to

### En-Suite

5' 08" x 11' 08" (1.73m x 3.56m) Laminate flooring, p shaped bath with hand held shower attachment, hand basin, low level flush w/c, quadrant shower cubicle, towel radiator, window to rear aspect

### Bedroom

10' 04" x 13' 03" (3.15m x 4.04m) Carpeted, built in wardrobe, radiator, two windows to front aspect

### Bedroom

10' 04" x 13' 04" (3.15m x 4.06m) Carpeted, built in wardrobe, radiator, two windows to rear aspect

### Bedroom

9' 05" x 9' 06" (2.87m x 2.90m) Currently staged as a dressing room, carpeted, window to side and front aspect, radiator.

### Family Bathroom

9' 05" x 10' 05" (2.87m x 3.17m) Laminate flooring, tiled surround double ended bath with handheld attachment, his and hers vanity unit with two sinks, low level flush w/c, walk in shower cubicle with rainfall and separate shower attachment, storage cupboard

### Double Garage

17' 09" x 18' 06" (5.41m x 5.64m) Electric up and over doors, power and lighting, door leading to

### Workshop

17' 09" x 18' 06" (5.41m x 5.64m) Power and lighting, up and over door to rear garden, side door to carport

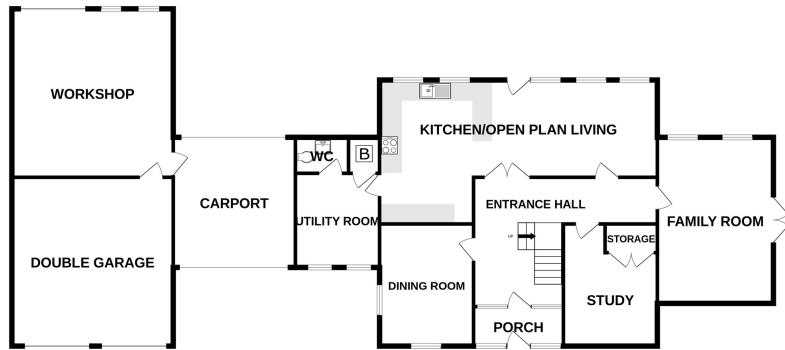
### External

The property is approached through private gates which leads to the exclusive development around a central courtyard, driving up to the property you have a brick weave driveway which provides ample off road parking as well access to the rear garden through the car port.

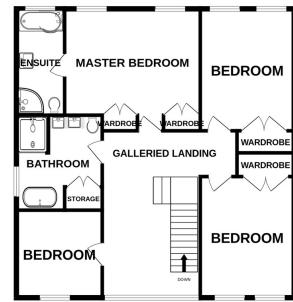
The large rear garden is laid to lawn and is fenced and private with ample space - there is a patio area off the rear of the property.



GROUND FLOOR  
2100 sq.ft. (195.1 sq.m.) approx.



1ST FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 3066 sq.ft. (284.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, all 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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