



NEWSON & BUCK  
ESTATE AGENTS

23 St Marys Terrace  
Middleton  
King's Lynn  
Norfolk  
PE32 1RD

£315,000

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.

- Four bedrooms
- Semi Detached House
- Stunning Field Views
- Modern Finishes throughout
- Open Plan Kitchen / Diner
- Lounge with Log Burner
- Study
- Family Bathroom
- Village Location



### **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) LVT 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

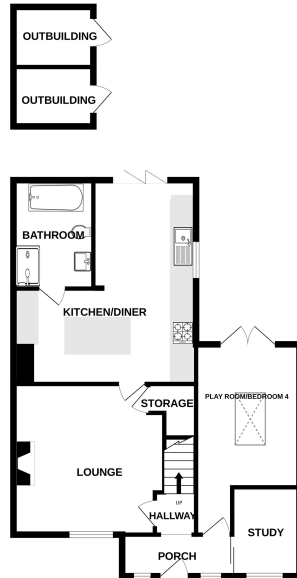
### **EPC - D**

### **Council Tax - A**

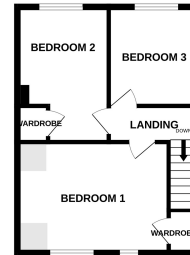




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, sellers and applicants accept no liability and no guarantee as to their quality or efficiency can be given.  
Made with Metamax 3D/2D.



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)