



NEWSON & BUCK
ESTATE AGENTS

The Granary
Church Lane
King's Lynn
East Winch
Norfolk
PE32 1NL

£500,000

Nestled within a small and exclusive development and located in a rural position, this beautifully presented three/four bedroom end of terrace barn conversion offers a wonderful blend of traditional character and modern comfort. The property is finished to a high standard throughout, showcasing tasteful décor and open field views creating a home full of warmth and charm.

The spacious accommodation briefly comprises an inviting entrance hall, a generous living room with wood burner, and a contemporary fitted kitchen with integrated appliances and dining. There is also a flexible additional reception room or fourth bedroom, ideal as a study, snug or guest space. Upstairs, the principal bedroom enjoys an en suite shower room with walk in dressing area, while two further bedrooms are served by a stylish family bathroom.

Outside, the property benefits from a large rear garden, perfect for outdoor dining and relaxation, along with garage and cart shed and views across the surrounding countryside.

- Barn Conversion
- Three/Four Bedrooms
- Rural & Picturesque Location
- EPC RATING C
- Kitchen Diner
- Utility Room
- En-Suite & Dressing Room



Entrance Hallway

Accessed from a composite door to front, tiled floor with under floor heating, under stairs storage cupboard, access to living room, kitchen/diner, stairs to first floor and cloakroom.

Cloakroom

Tiled floor and lower level surrounds, low level WC with integrated cistern, wall mounted sink and electric heated towel rail.

Living Room

20' 6" x 17' 4" (6.25m x 5.28m) Fitted carpet with underfloor heating, wood burner, high level window to front and double doors to patio area.

Kitchen/Diner

20' 3" x 11' 4" (6.17m x 3.45m) A wonderfully bright fitted kitchen with shaker style doors and integrated appliances. In brief the kitchen comprised of integrated fridge and freezer, dishwasher, free standing electric range master five ring hob cooker, stainless steel extractor hood, quartz work surfaces with matching upstands, breakfast bar, tiled floor, integrated ceiling lights, and dual aspect windows to side and rear and double doors that open onto a raised patio area. Underfloor heating and access into utility room.

Utility Room

7' 1" x 6' 8" (2.16m x 2.03m) Tiled floor with underfloor heating, shaker style units, worksurface and stainless steel sink. Dual aspect windows to rear and side and oil boiler.

Stairs & Landing

Fitted carpet, Velux window and storage cupboard housing hot water cylinder.

FIRST FLOOR

Family Bathroom

9' 3" x 6' 9" (2.82m x 2.06m) A four piece suite comprising of bath with mixer tap, shower cubicle housing thermostatic shower, low level WC with enclosed cistern, integrated wash hand basin, tile floor tile surrounds, radiator, electric heated towel rail and Velux window.

Master Suite

13' 4" x 11' 3" (4.06m x 3.43m) A bright, airy and spacious room with En-suite shower room and walk in dressing area. Fitted carpet, radiator and windows to side.

Ensuite Shower Room To Master Suite

7' 7" x 5' 10" (2.31m x 1.78m) Fitted with a shower cubicle housing thermostatic shower, low level WC with enclosed cistern, integrated wash hand basin, tiled floor, tiled surrounds, radiator, electric heated towel rail and Velux window.

Bedroom Two

10' 0" x 17' 5" (3.05m x 5.31m) Fitted carpet, radiator, window to front and Velux.

Bedroom Three

10' 3" x 15' 1" (3.12m x 4.60m) Fitted carpet, radiator, window to front and Velux.

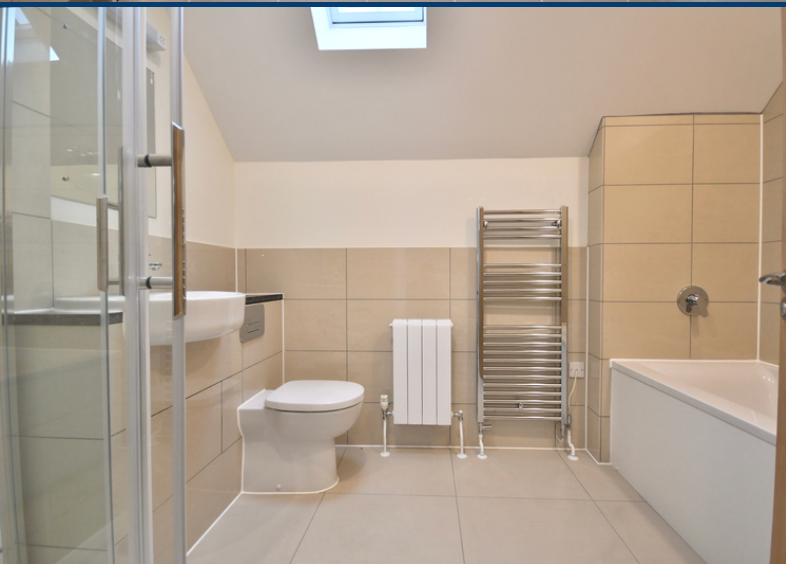
OUTSIDE

Rear Garden

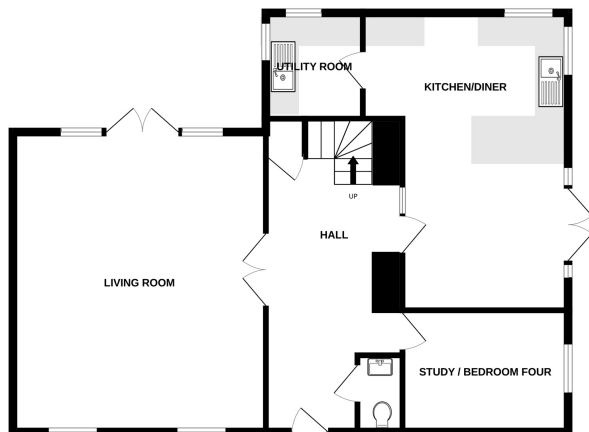
Mainly laid to lawn with post and rail fencing, long reaching field views and two raised patio areas.

Garage & Parking

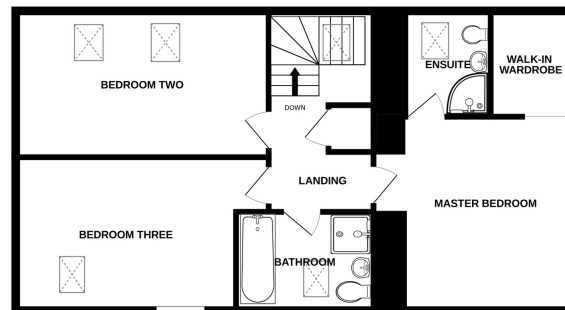
Power assisted door to garage and power and lighting internally, Cart shed with open access.



GROUND FLOOR



1ST FLOOR



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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