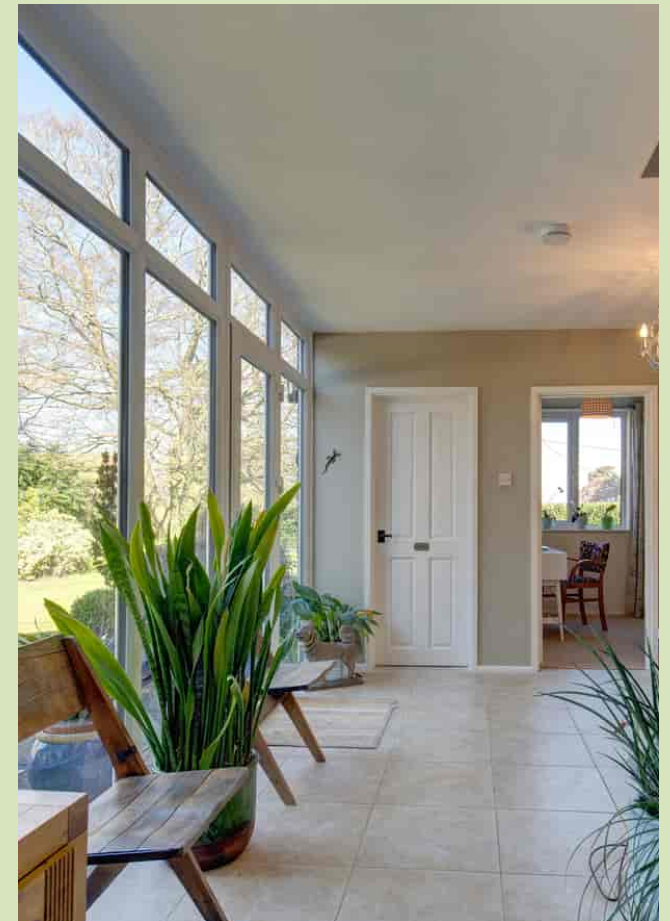




**Roseberry Topping, Great Bircham**  
**Offers in Excess of £700,000**

**BELTON DUFFEY**





# **ROSEBERRY TOPPING, LYNN ROAD, GREAT BIRCHAM, NORFOLK, PE31 6QW**

An immaculately presented detached residence of quality and style set in landscaped gardens of 2/3 acre (sts) and situated in convenient village location.

## **DESCRIPTION**

Roseberry Topping, named after a popular beauty spot on the edge of the North Yorkshire Moors, offers very well presented spacious and versatile accommodation with scope for adaptation to meet the demands of a variety of lifestyles and further benefits from beautifully landscaped gardens extending to 2/3 of an acre (subject to survey) and a private setting within this popular village.

The design maximises natural light and views over the grounds with full height windows to many elevations and the well appointed accommodation includes entrance hall, cloakroom, study, generous L-shaped sitting room with lovely garden views, dining room, fitted kitchen/breakfast room and utility on the ground floor. On the first floor there is a stunning principal bedroom suite with balcony, en-suite dressing room and shower room, 3 further good sized bedrooms, family bathroom and useful eaves storage room.

Externally the property enjoys a private setting with gated access and long private driveway leading to the garage which also provides ample parking. The mature gardens are laid mainly to lawn with inset mature trees, flower and shrub borders, extensive patio area and mature hedging to the boundaries.

## **SITUATION**

The village of Great Bircham is located on the edge of the Sandringham Estate approximately 15 miles east of the historic town of King's Lynn with its mainline railway station to Cambridge and London Kings Cross. There are shopping facilities within the village at the Bircham Stores and Cafe plus the celebrated King's Head Country Hotel and restaurant, a restored windmill which is open to the public with a bakery and tea room, St Mary's Parish Church and village hall.

The village is surrounded by well wooded and undulating countryside with Houghton Hall Estate in close proximity. The North Norfolk coast, an Area of Outstanding Natural Beauty, is 7 miles to the north and the cities of Cambridge and Norwich are also all within easy motoring distance.

## **ENTRANCE HALL**

A bright and airy entrance hall accessed via a glazed UPVC door with a wall of full height windows overlooking the front garden. Staircase to the first floor landing with understairs storage cupboard, room for freestanding furniture, radiator, ceramic floor tiles and doors to the principal ground floor rooms.

## **CLOAKROOM**

Wall mounted wash basin, WC, tiled floor and splashback, radiator and a window to the front.







## **KITCHEN/BREAKFAST ROOM**

6.05m x 3.62m (19' 10" x 11' 11")

An extensive range of sage green Shaker style base and wall units with wood block worktops incorporating a white ceramic one and a half bowl sink unit with mixer tap, tiled splashbacks. Space for a range style cooker, integrated fridge freezer, space and plumbing for a dishwasher. Room for a dining table and chairs with fitted bench seating, recessed ceiling lights, vertical column radiator and a further radiator. Triple aspect windows overlooking the front gardens and to the side and a glazed UPVC door to the side hallway.

## **DINING ROOM**

4.85m x 3.59m (15' 11" x 11' 9")

Double aspect dining room with windows to the side and overlooking the rear garden, glazed sliding patio door leading outside. Radiator and ceramic tiled floor.

## **SITTING ROOM**

8.39m x 7.60m (27' 6" x 24' 11") at widest points.

L-shaped sitting room with a stone fireplace housing a wood burning stove, 2 radiators, light oak wood flooring. Window to the side and wide full height windows and sliding patio doors leading outside onto a patio to the rear of the property and garden beyond.

## **STUDY**

2.77m x 2.51m (9' 1" x 8' 3")

Radiator and a window overlooking the garden to the side of the property.

## **FIRST FLOOR LANDING**

Galleried first floor landing with loft hatch and doors to the 4 bedrooms and family bathroom.

## **BEDROOM 1**

4.85m x 4.70m (15' 11" x 15' 5")

Impressive principal bedroom suite with a window to the side and sliding patio doors leading outside onto the balcony. Radiator, doors to the en suite dressing room and shower room.

## **EN SUITE DRESSING ROOM**

Built-in wardrobe cupboard, recessed ceiling lights, radiator and high level windows to the landing and front of the property.

## **EN SUITE SHOWER ROOM**

A white suite comprising a tiled shower cubicle with chrome mixer shower, wall mounted wash basin and WC. Tiled splashback, vinyl flooring, white towel radiator, recessed ceiling lights, extractor fan and a high level window to the front of the property.







## **BALCONY**

Covered balcony with room for a bistro table and chairs etc, metal balustrade and fine elevated views over the rear gardens towards the church tower.

## **BEDROOM 2**

4.28m x 3.70m (14' 1" x 12' 2")

Full wall of fitted wardrobe cupboards, radiator and a window overlooking the rear garden.

## **BEDROOM 3**

3.84m x 3.33m (12' 7" x 10' 11")

Extensive range of built-in wardrobe cupboards, radiator and a window overlooking the rear garden.

## **BEDROOM 4**

3.00m x 2.88m (9' 10" x 9' 5")

Radiator and a Velux window to the front of the property.

## **FAMILY BATHROOM**

A white suite comprising a tiled shower cubicle with chrome mixer shower, bath, vanity storage unit incorporating a wash basin, WC. Tiled splashbacks, vinyl flooring, white towel radiator and a further column radiator, recessed ceiling lights, extractor fan and a window to the rear of the property with obscured glass. Door to a useful eaves storage room.

## **OUTSIDE**

Roseberry Topping is set well back off the road behind a tall hedged boundary with timber double gates opening onto an extensive gravelled driveway providing parking for numerous vehicles, boat, caravan etc and leading to the garage.

The beautifully landscaped private gardens wrap around the property with lawns and well stocked mature borders. The main garden is to the rear and is south facing with a good sized lawn and a large slate chipped patio opening out from the patio doors. To the rear of the garage, there is a paved terrace with a pergola over, wood store and a gravelled vegetable garden with raised beds and a greenhouse.

In all, the gardens and grounds amount to approximately 2/3 acre (subject to survey).

## **SIDE HALLWAY**

Glazed side hallway connecting the driveway to the garage and kitchen/breakfast room. Quarry tiled floor and built-in storage cupboard.





## **GARAGE**

6.20m x 5.91m (20' 4" x 19' 5") at widest points.

L-shaped garage with 2 up and over doors to the front, power and light, oil-fired boiler. Useful roof storage, window and a pedestrian door leading outside to the rear garden. Door leading into:

## **UTILITY ROOM**

3.79m x 2.30m (12' 5" x 7' 7")

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks. Spaces and plumbing for a washing machine and other white goods, radiator, vinyl flooring and a window to the rear of the property.

## **DIRECTIONS**

Leave Fakenham on the A148 heading west towards King's Lynn and after approximately 5 miles turn right onto the B1454 signposted Docking and Hunstanton. After approximately 3 miles turn left signposted Bircham and continue on into Great Bircham. Turn left at the T-junction onto the Lynn Road and after a short distance the property can be found on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band G.

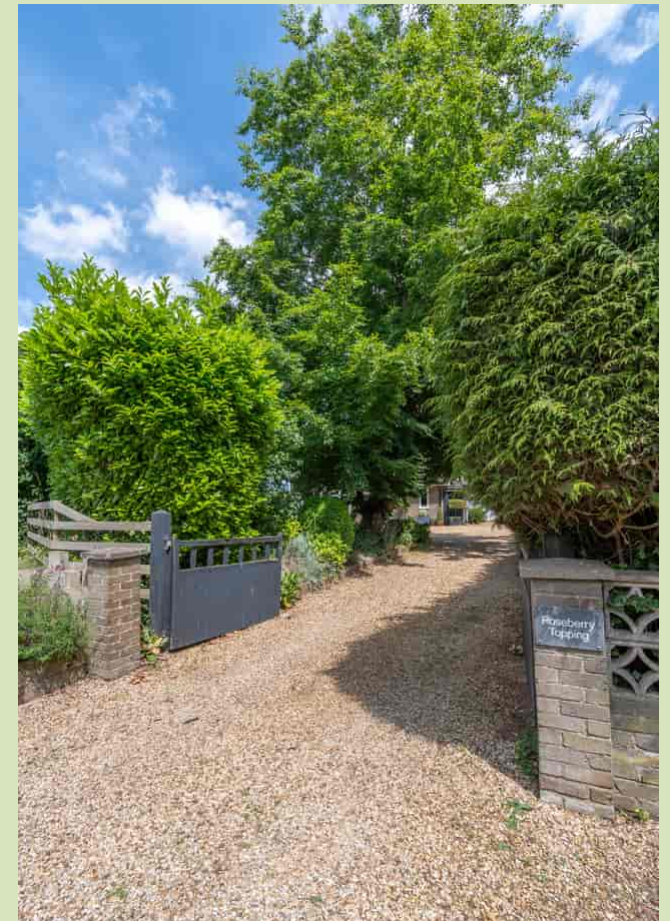
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



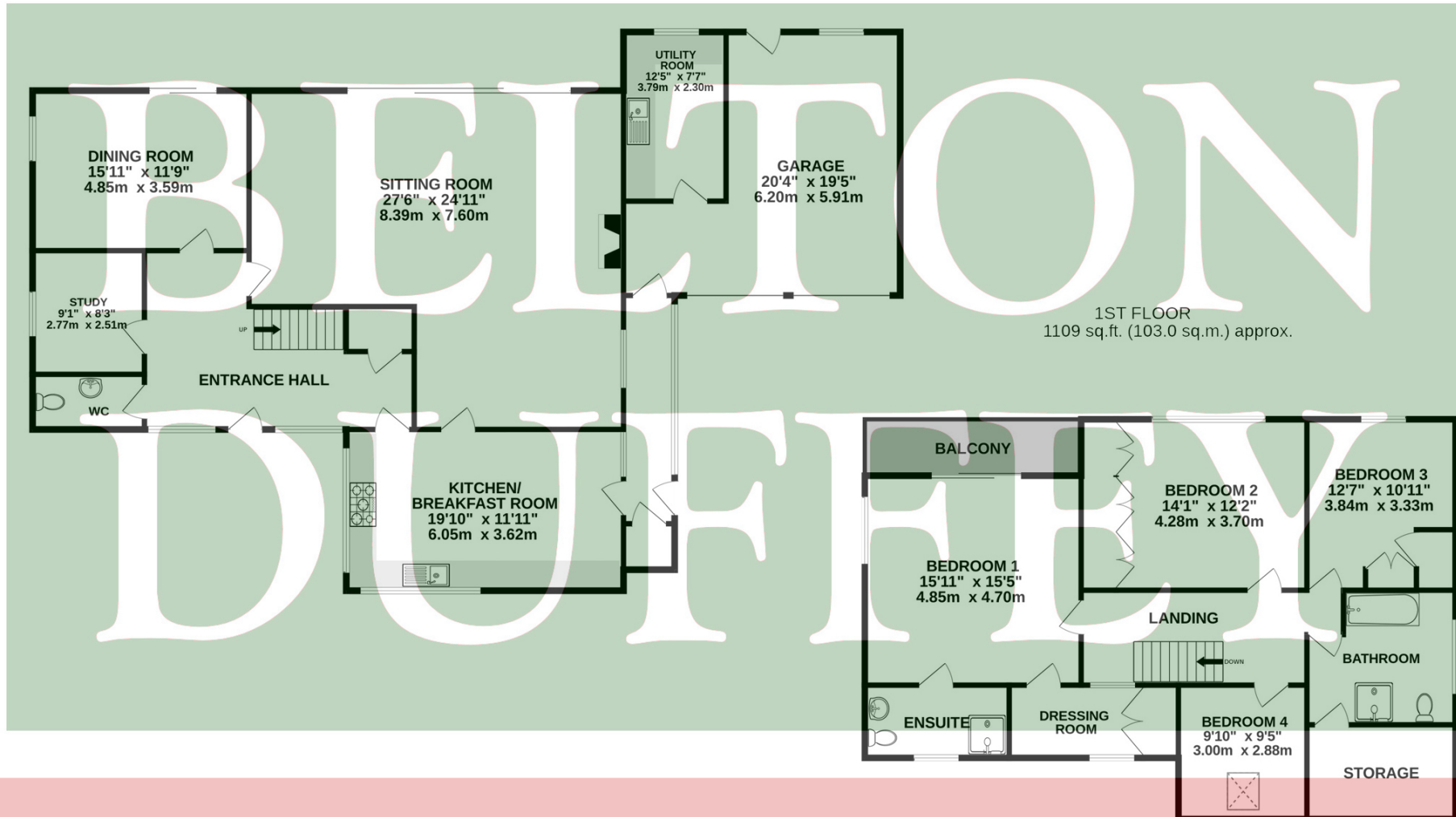


# Roseberry Topping, Lynn Road, Great Bircham, PE31 6QW

TOTAL APPROX. FLOOR AREA 2897 SQ.FT (269 SQ.M.)



GROUND FLOOR  
1789 sq.ft. (166.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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