



Hall View, Grimston
Guide Price £750,000

BELTON DUFFEY



HALL VIEW, 109 LYNN ROAD, GRIMSTON, NORFOLK, PE32 1AG

An exceptional, extended detached residence situated in a sought after location opposite Congham Hall in grounds of approximately 1/3 acre (sts). NO CHAIN.

DESCRIPTION

Hall View comprises an exceptional, extended detached residence situated in a sought after location opposite Congham Hall in grounds of approximately 1/3 acre (sts). NO CHAIN.

The property was built in the early 1980's and has been extended, remodelled and fully refurbished to a high standard by the current vendors.

The property is installed with oil fired central heating (part underfloor), light oak effect double glazing, smooth ceilings and oak veneered and glazed internal doors.

The accommodation briefly comprises entrance porch, spacious entrance hall, sitting room with multi fuel burner, fully fitted kitchen/breakfast room, garden/dining room with double lantern roof, trifold doors and a multi fuel burner, utility room, cloakroom and a study to the ground floor. On the first floor is a master suite with bedroom, en-suite bathroom and dressing room off (formerly the fourth bedroom) plus 2 further double bedrooms and a family bathroom.

Outside the property occupies a plot of approximately 1/3 acre (subject to survey) with ample car parking, double garage and a landscaped rear garden with heating swimming pool.

The agents recommend an early inspection of this fine property.

SITUATION

Grimston is a pleasant village some 8 miles east of King's Lynn, offering village shops, a Primary School, a Post Office, a health centre and nearby, several excellent public houses and restaurants. A wide range of shops and recreational facilities can be found in the historic market town and medieval port of King's Lynn, from where there is a mainline railway connection to London Kings Cross (97 minutes). The surrounding countryside is gently undulating and provides fertile farmland interspersed with pockets of woodland. The Royal Estate of Sandringham is situated a few miles to the north and both the house and gardens are open to the public. The coast at Brancaster is only 15 miles away with sandy beaches, links golf, birdwatching, sailing and water sports are just some of the pursuits on offer.



ENTRANCE PORCH

2.0m x 2.34m (6' 7" x 7' 8") Double glazed door to outside, twin aspect windows, 14mm engineered oak flooring, opening into the spacious entrance hall.

ENTRANCE HALL

4.28m excluding recess x 3.30m (14' 1" x 10' 10") 14mm engineered oak flooring, radiator, dogleg oak and glazed staircase to the first floor landing.

SITTING ROOM

6.68m x 3.94m (21' 11" x 12' 11") Window to front, 2 radiators, 14mm engineered oak floor, floor to ceiling brick fireplace with oak mantel, York stone hearth and Woodwarm multi fuel burner, opening into

GARDEN ROOM/DINING ROOM

7.93m x 3.93m (26' 0" x 12' 11") Tiled wood effect flooring with underfloor heating, two sets of trifold doors leading the the rear patio, floor to ceiling brick fireplace with oak mantel, York stone hearth and Woodwarm multi fuel burner, double lantern roof.

KITCHEN/BREAKFAST ROOM

7.59m x 3.27m (24' 11" x 10' 9") Quartz worktop with one and half bowl composite sink unit with brushed chrome mixer tap, Mussel coloured soft closure cupboards under, corner carousel unit, integrated NEFF dishwasher, integrated double bin with pull out drawer over. Matching 'L' shaped Quartz worktop with NEFF 5 ring ceramic hob with NEFF stainless steel extractor over with soft closure cupboards and drawers under, integrated NEFF fridge, 2 NEFF ovens one being hide and slide and one being a microwave, NEFF integrated freezer. Breakfast bar with integrated wine cooler, radiator, tiled wood effect flooring with underfloor heating, brushed nickel sockets, opening into;

UTILITY ROOM

3.27m x 2.87m (10' 9" x 9' 5") Full length Quartz worktop with central cupboard with space and plumbing for automatic washing machine and space for condenser dryer under, further matching worktop with cupboards under, matching wall cupboards, brushed nickel sockets, UPVC double glazed door to front garden, heated chrome towel rail, UPVC double glazed door to rear garden, coat cupboard with hanging rail and shelf.

STUDY

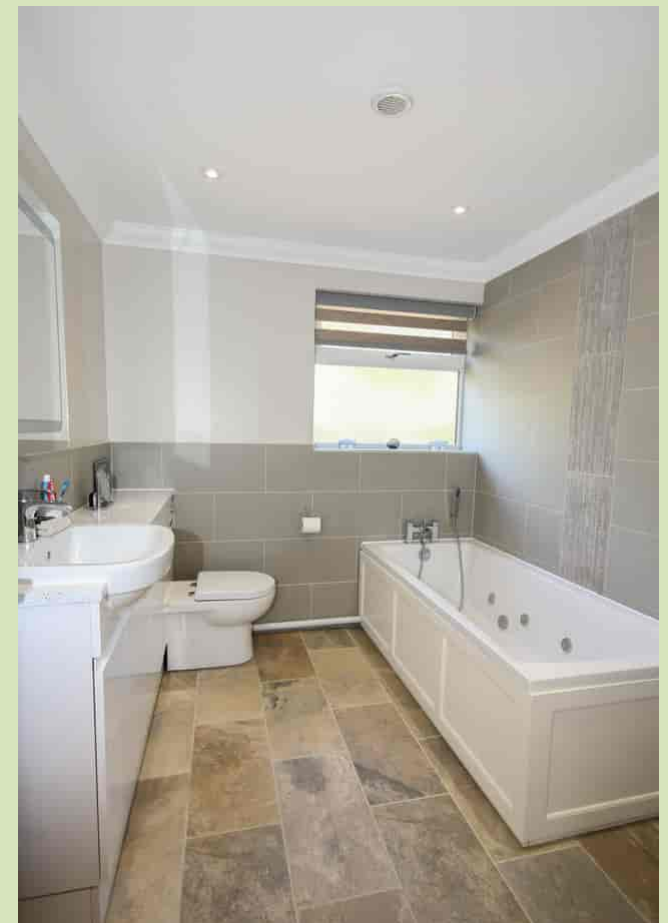
3.18m x 2.35m (10' 5" x 7' 9") 14mm engineered oak flooring, radiator.

CLOAKROOM

1.72m x 0.80m (5' 8" x 2' 7") Low level WC, wash hand basin with chrome mixer tap with cupboard under, radiator, tiled wood effect flooring.

FIRST FLOOR LANDING

2.82m x 2.05m (9' 3" x 6' 9") Radiator, loft access.



MASTER BEDROOM

5.47m x 3.77m excluding dressing area (17' 11" x 12' 4") Radiator, French doors overlooking rear garden.

BEDROOM 4 - CURRENTLY USED AS A DRESSING ROOM

3.89m x 2.80m (12' 9" x 9' 2") Radiator, good range of wardrobes with hanging rails, shelves, drawers and down lighters.

EN-SUITE BATHROOM

2.75m x 2.32m (9' 0" x 7' 7") Jacuzzi bath with shower attachment, low level WC with concealed cistern with polish granite effect top, wash hand basin with chrome mixer tap, soft closure cupboards under, ceramic tiled floor, heated towel rail, ceiling lights, extractor.

BEDROOM 2

3.18m x 3.28m (10' 5" x 10' 9") Radiator, ceiling lights.

BEDROOM 3

3.18m x 3.30m (10' 5" x 10' 10") Radiator.

FAMILY BATHROOM

2.35m x 2.75m (7' 9" x 9' 0") Double size shower cubicle with mains shower, low level WC with concealed with polished granite effect top with double cupboard under, freestanding bath with shower attachment, wash hand basin with chrome mixer tap with soft closure cupboards under, heated towel rail.

DOUBLE GARAGE

5.80m x 5.51m (19' 0" x 18' 1") Twin up and over doors, UPVC double glazed window to side and rear, UPVC double glazed door to rear, electric trip switches, Worcester Danesmoor 20/25 oil fired central heating boiler, filtration system for outdoor swimming pool.

OUTSIDE

The front garden has been designed for easy maintenance being extensively shingled providing ample car parking leading to the brick and tiled double garage. There is a brick weave pathway leading to the front of the property with adjoining lawned front garden. The front garden is enclosed by hedged and walled boundaries. The rear garden is a fine feature of the property being landscaped with an extensively paved York stone patio, oil tank, wood store, garden shed. There is a heated swimming pool measuring approximately 10m x 5m with York stone raised surround, extensively lawned areas with flower and shrub borders, barked area with trees and shrubs, 2 gated accesses to either side of the property and the the front.



DIRECTIONS

From King's Lynn proceed along the Northern Bypass (Edward Benefer Way) and continue over the traffic lights at South Wootton into Grimston Road. Continue to the top of Knight's Hill and at the roundabout take the second exit signposted Fakenham A148. After approximately 200 yards or so, take the first right hand turning signposted Grimston; continue into the village where the property will be seen opposite the Congham Hall on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band F.

Oil fired central heating.

EPC - D.

TENURE

This property is for sale Freehold.

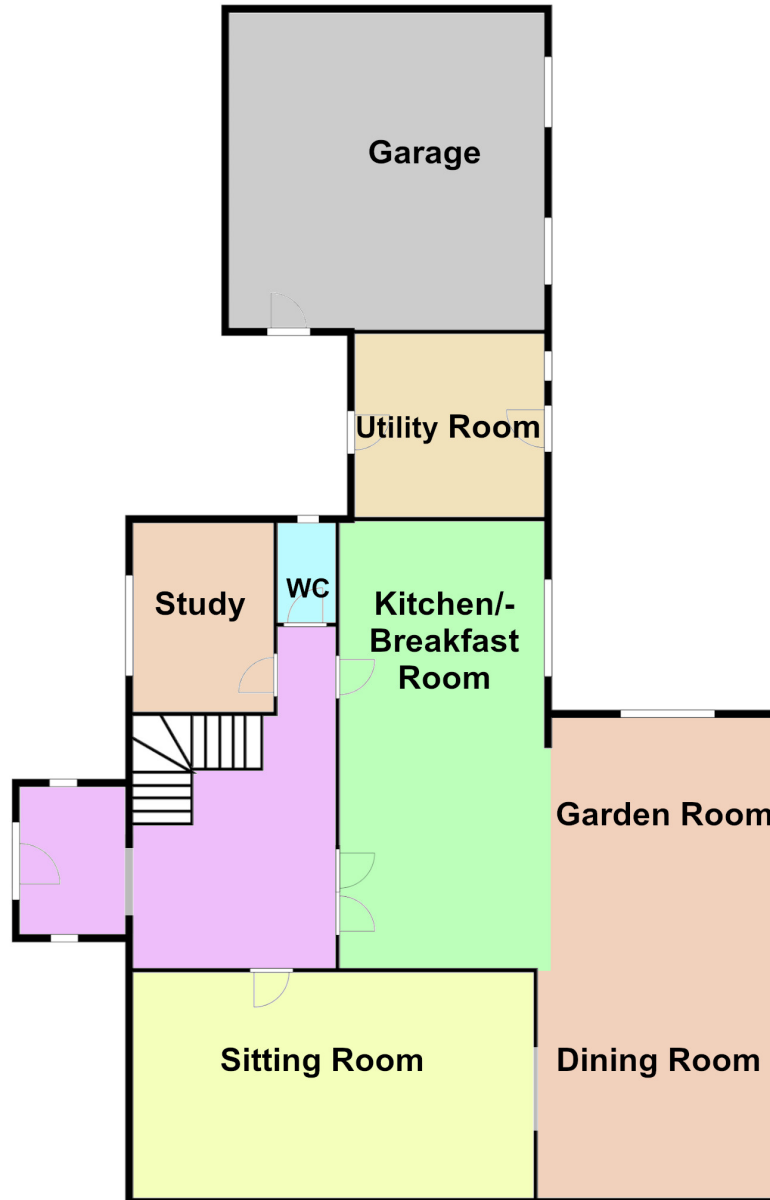
VIEWING

Strictly by appointment with the agent.

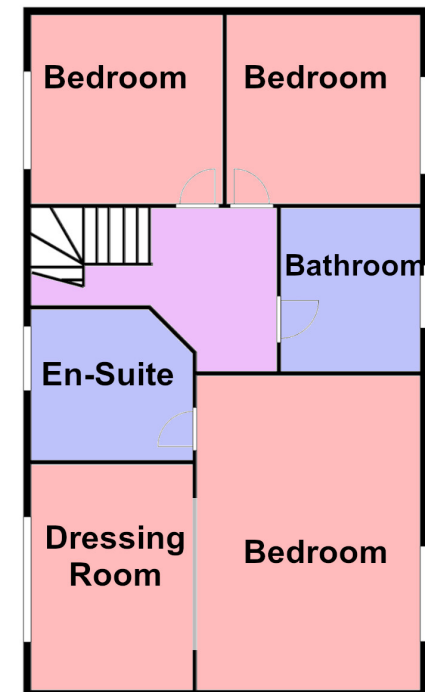




Ground Floor



First Floor





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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