



56 Church Road, Emneth
Offers Over £599,950

BELTON DUFFEY



56 CHURCH ROAD, EMNETH, CAMBS, PE14 8AA

A 5/6 double bedroom (2 en-suite), 4/5 reception detached residence of approx. 3700 sq.ft. with double garage and established grounds of approximately 1 acre (STS).

DESCRIPTION

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The property was built circa 1982 being installed with gas fired central heating (boiler installed March 2020), double glazing and was originally built with the benefit of an annexe. The versatile accommodation could revert to an annexe, if required. The accommodation briefly comprises entrance hall, kitchen/breakfast room, utility room, study, family room, ground floor bathroom, sitting room, dining room and conservatory. On the first floor is a galleried landing, 5 double bedrooms, (2 en-suites), hobbies room, study area and a family bathroom.

Outside, the property has ample car parking, double garage and grounds of approximately 1 acre with wooded area.

SITUATION

The village of Emneth is located approximately 2 miles from Wisbech, 12 miles from King's Lynn and 10 miles from Downham Market. Village amenities include Church of St Edmunds, Primary School, public house, convenience store, post office, hairdresser and Community Hall hosting a wide variety of village activities. The nearby towns of Wisbech, Downham Market and King's Lynn offer a variety of shops, weekly markets, supermarkets, places to eat and further education colleges. Downham Market and King's Lynn offer direct Mainline services to London Kings Cross and Cambridge. Downham Market to Cambridge journey times by rail 35 minutes and March for the East Coast Mainline services to Peterborough.

T-SHAPED ENTRANCE HALL

9.25m x 4.18m narrowing to 1.19m (30' 4" x 13' 9" narrowing to 3' 11") Extra wide feature hardwood staircase leading to the galleried landing, under stairs cupboard.

SITTING ROOM

6.66m x 5.54m into chimney breast recess and bay (21' 10" x 18' 2" into chimney breast recess and bay) Open brick fireplace with tiled hearth and hardwood mantel, patio doors leading to outside (installed 2020).

DINING ROOM

5.14m x 4.30m (16' 10" x 14' 1") Brick Inglenook style fireplace with tiled hearth and oak beam, French doors into the reception hall.

KITCHEN/BREAKFAST ROOM

6.50m into breakfast area x 5.49m (21' 4" into breakfast area x 18') L-shaped marble effect worktop with sink unit and chrome mixer tap, light oak fronted cupboards under, space and plumbing for dishwasher, further return worktop with cupboards and drawers under, space for fridge and freezer, space for cooker with extractor over, further matching worktop with cupboard under, matching wall cupboards, railed display shelves, part ceramic tiled floor.



CONSERVATORY

5.76m x 3.70m (18' 11" x 12' 2") Cavity brick construction with UPVC double glazed units and a pitched polycarbonate roof, French doors to rear garden, French doors into dining room and personal door to outside.

GROUND FLOOR BATHROOM/POTENTIAL ANNEXE BATHROOM

2.85m x 2.52m (9' 4" x 8' 3") Panelled bath with shower attachment, low level WC, pedestal wash hand basin, fully tiled walls and floor.

SIDE HALL/ANNEXE SITTING ROOM

6.97m x 1.19m extending to 1.81m (22' 10" x 3' 11" extending to 5' 11") 2 doors to outside.

FAMILY ROOM/ANNEXE SITTING ROOM

4.38m x 3.64m into chimney breast recess (14' 4" x 11' 11" into chimney breast recess) Gas coal effect fire with marble hearth and stone surround, double glazed sliding patio door to outside (installed 2020).

UTILITY/ANNEXE KITCHEN

5.14m x 2.24m (16' 10" x 7' 4") L-shaped marble effect worktop with Franke sink unit, maple effect cupboards and drawers under, space and plumbing for automatic washing machine, space for tumble dryer, Viessmann 100/W35kw regular gas fired central heating boiler (installed March 2020).

STUDY/ANNEXE BEDROOM

3.77m x 2.94m (12' 4" x 9' 8").

GALLERIED LANDING

4.80m max, excluding airing cupboard recess x 5.57m (15' 9" max, excluding airing cupboard recess x 18' 3") French doors to balcony.

INNER LANDING

Airing cupboard housing the insulated cylinder and double airing cupboard.

BEDROOM 1

6.68m x 4.52m (21' 11" x 14' 10") Good range of fitted wardrobes and chest-of-drawers.

EN-SUITE BATHROOM

2.86m x 2.52m (9' 5" x 8' 3") Four piece suite comprising panelled bath with shower attachment, low level WC, wash hand basin in tiled surround with cupboards under, double size shower cubicle with mains shower, fitted wall cupboards, mirror and downlighters.

BEDROOM 2

4.70m to front of wardrobes x 3.80m (15' 5" to front of wardrobes x 12' 6") Quadruple wardrobe with hanging rails, shelves and drawers.



EN-SUITE SHOWER ROOM

2.58m x 1.17m (8' 6" x 3' 10") Double shower cubicle with Triton electric shower, wash hand basin with double cupboard under and low level WC.

BEDROOM 3

5.70m into wardrobe recess x 3.29m (18' 8" into wardrobe recess x 10' 10") Double wardrobe with hanging rails and shelves, door into

HOBBIES ROOM

6.09m x 2.71m (20' x 8' 11") Eaves storage, 2 Velux roof light, worktops with cupboards under.

BEDROOM 4

5.41m into wardrobe recess x 3.33m (17' 9" into wardrobe recess x 10' 11") Double wardrobe with hanging rail and shelves.

BEDROOM 5

3.74m x 3.25m (12' 3" x 10' 8") Door to

STUDY AREA/CHILD'S PLAYROOM

3.25m x 1.65m (10' 8" x 5' 5")

FAMILY BATHROOM

4.56m x 3.27m (15' x 10' 9") Corner bath, wash hand basin with cupboards under, double size shower cubicle with mains shower and corner vanity unit.

OUTSIDE

The property occupies a plot of approximately 1 acre (subject to survey) with a shingle driveway (the initial 10 meters is shared with a neighbouring property).

The front garden has an established shrub border and shrub island/bed enclosed with Ionicera. To the front of the property there is also a paved patio being enclosed by walled boundaries and a concrete parking area which leads to the double garage.

DOUBLE GARAGE

7.56m x 5.99m (24' 10" x 19' 8") Power, light, up and over door, 2 windows and double timber doors.

The rear garden has a Indian sandstone patio being partially enclosed by walled boundaries which leads onto the extensively lawned rear garden. To the side of the patio is additional parking area and a gated access to the front driveway.

At the rear section of the garden is a mature wooded area backing onto fields.

PLEASE NOTE: The vendors are retaining the land to the west of the property for their own use and adjoining paddock areas. These paddock areas could be rented by separate negotiation.



DIRECTIONS

From King's Lynn take the A47 towards Wisbech. At the end of the dual carriageway and at the Starbucks roundabout take the 2nd exit towards Peterborough. At the Elm Hall roundabout take the A1101 to Downham Market and head towards Church Road and the property can be seen on the left hand after the Church.

OTHER INFORMATION**LOCAL AUTHORITY**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - G.

Gas central heating

EPC - D.

TENURE

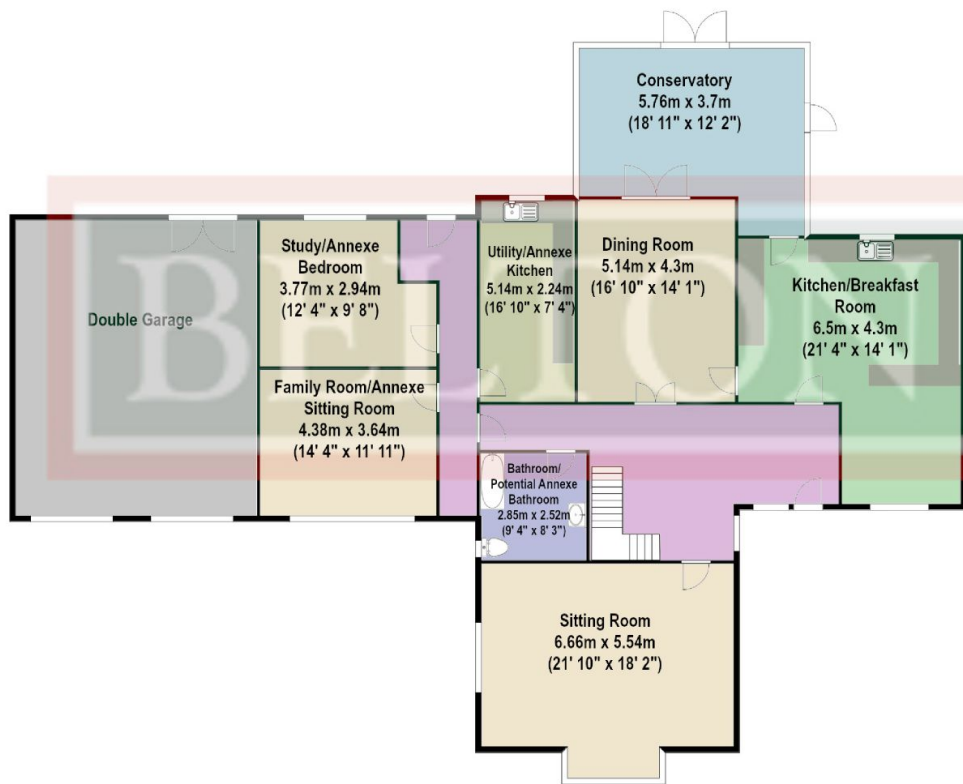
This property is for sale Freehold.

VIEWING

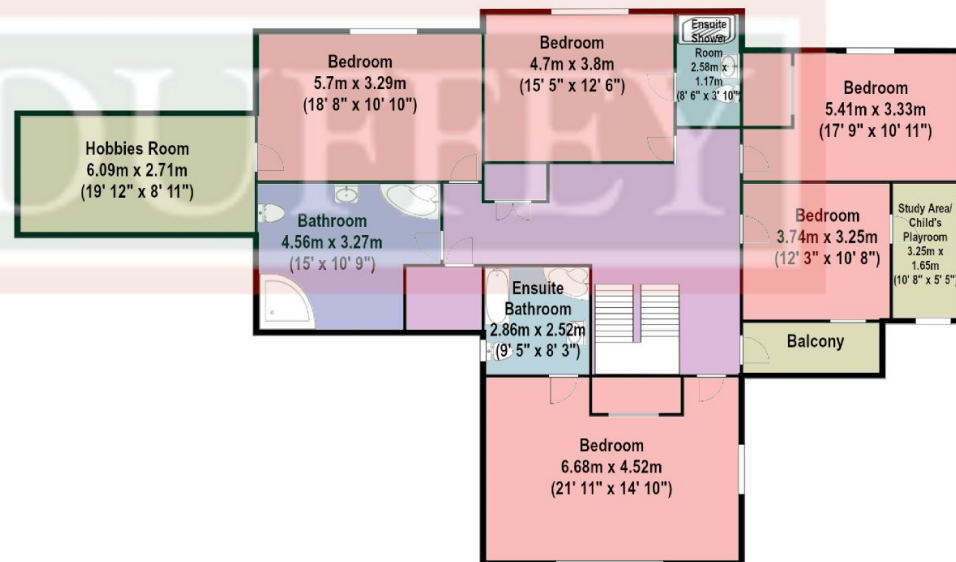
Strictly by appointment with the agent.



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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