



24 Sutton Road  
Walpole Cross Keys  
King's Lynn  
Norfolk  
PE34 4HD

£245,000

Newson & Buck are delighted to offer this beautifully converted two bedroom detached former chapel, set within the peaceful Norfolk village of Walpole Cross Keys. The Old Methodist Chapel perfectly blends charming period character with contemporary style, featuring an impressive open plan living area with exposed brickwork, wooden flooring and a feature wood burning stove. The stylish kitchen sits beneath a striking double height ceiling, creating a bright and welcoming space ideal for both everyday living and entertaining. Upstairs offers two characterful bedrooms, a useful study area and a beautifully finished bathroom. Outside, there is a low maintenance courtyard garden, along with a gravel driveway providing ample off road parking. Thoughtfully renovated and extended by the current owners, this exceptional home offers a rare opportunity to enjoy a piece of Norfolk's history reimagined for modern living.

- Character Property
- Downstairs W/C
- Open Plan Living
- Large Driveway
- Recently Renovated
- EPC - G



### **Living Room/ Diner**

2.8m x 1.98m (9' 2" x 6' 6") Two UPVC double glazed windows to the side, two radiators, and a feature wood burning stove set within a brick fireplace. The room is finished with wooden flooring and a wrought iron spiral staircase rising to the first floor. A door opens to the rear hallway and boot room. The kitchen area includes an exposed brick pillar, a range of wall and base units, an integrated hob, and space for an American style fridge freezer, leading through to the main kitchen with tiled flooring.

### **Kitchen**

2.87m x 1.98m (9' 5" x 6' 6") UPVC double glazed window to the front, vertical radiator, a selection of wall mounted and base units with inset sink, and tiled flooring throughout.

### **Downstairs W/C**

#### **Bedroom 1**

3.3m x 3.18m (10' 10" x 10' 5") UPVC double glazed window to rear, radiator

#### **Bedroom 2**

2.8m x 2.86m (9' 2" x 9' 5") Velux style window and radiator.



### **Bathroom**

2.7m x 2.6m (8' 10" x 8' 6") Velux style window, WC, wash hand basin set within a vanity unit, bath, separate shower cubicle, and part tiled walls.

### **Outside**

The rear of the property offers a low maintenance courtyard. To the front of the property boasts a large driveway.

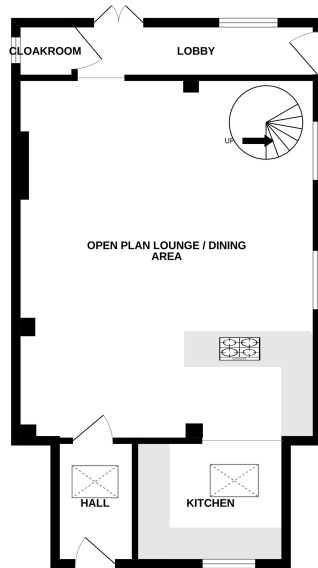
### **Council Tax**

Band B

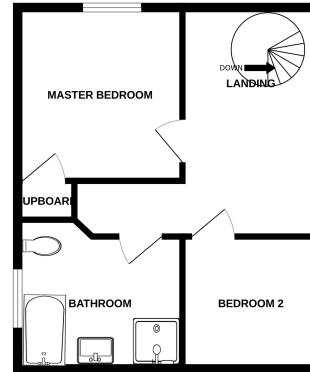




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 quality or efficiency can be given.  
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