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ESTATE AGENTS



## 6 Little Holme Road, Walpole Cross Keys, King's Lynn, Norfolk PE34 4EW £375,000

Welcome to 6 Little Holme Road - This attractive and well presented detached home offers generous and versatile accommodation, perfectly suited to modern family living. A welcoming entrance hall leads through to a range of well-proportioned reception spaces, including a comfortable living room, study and a delightful garden room enjoying views over the rear garden. The heart of the home is the impressive open-plan kitchen and dining area, creating a fantastic space for both everyday living and entertaining family and friends. This is further complemented by a practical utility room and cloakroom. To the first floor, a spacious landing provides access to four double bedrooms and a family bathroom, offering excellent accommodation for a growing family or those seeking flexible space for guests or home working.

The property is well presented throughout and benefits from mostly UPVC double glazing and oil-fired central heating. Outside, the rear garden is mature and enclosed, providing a private and established setting to relax and enjoy the outdoors. To the front, there is ample off-road parking alongside an adjoining double garage.

Situated in village of Walpole Cross Keys, the property enjoys a convenient position midway between King's Lynn and Long Sutton. King's Lynn offers a wide range of amenities including shops, pubs, restaurants, the Alive Leisure Centre and swimming pool, along with the historic Quay area. The beautiful North Norfolk coastline can be reached in approximately 30 minutes, while King's Lynn's mainline railway station provides direct links to Ely, Cambridge and London King's Cross, making this an excellent location for both commuters and lifestyle buyers alike.

**Entrance Porch**

Entrance door, tiled flooring, window to front aspect

**Entrance Hall**

Tiled flooring, stairs to first floor, doors leading to

**Lounge**

21' 03" x 13' 01" (6.48m x 3.99m) Double glazed window to front, double glazed doors to rear, feature fireplace, two radiators and laminate flooring.

**Dining Area**

11' 06" x 10' 01" (3.51m x 3.07m) Double glazed window to front, radiator and tiled flooring.

**Kitchen**

17' 03" x 9' 00" (5.26m x 2.74m) Double glazed window to rear, fitted kitchen with space for range style cooker, built in dishwasher, and tiled flooring.

**Study**

19' 06" x 9' 00" (5.94m x 2.74m) Double glazed door to rear, storage cupboard, radiator and tile flooring.

**Garden Room**

12' 10" x 8' 03" (3.91m x 2.51m) Double glazed doors to rear, double glazed window to side, radiator and tiled flooring.

**Utility Room**

7' 10" x 5' 02" (2.39m x 1.57m) Storage cupboard, plumbing for washing machine and tiled flooring. Door to garage.

**Double Garage**

16' 04" x 15' 07" (4.98m x 4.75m) Two up and over doors to front.

**Landing****Bedroom One**

11' 04" x 13' 08" (3.45m x 4.17m) Double glazed window to rear, storage cupboards, radiator and fitted carpet.

**Bedroom Two**

7' 06" x 13' 01" (2.29m x 3.99m) Double glazed window to front, radiator, built in wardrobe and fitted carpet.

**Bedroom Three**

9' 00" x 10' 00" (2.74m x 3.05m) Double glazed window to front, built in wardrobe, radiator and fitted carpet.

**Bedroom Four**

12' 00" x 7' 00" (3.66m x 2.13m) Double glazed window to rear, radiator and fitted carpet.

**Family Bathroom**

5' 08" x 12' 10" (1.73m x 3.91m) Double glazed window to rear, shower enclosure, panel bath, combination unit with w/c and sink, vertical radiator and vinyl flooring.

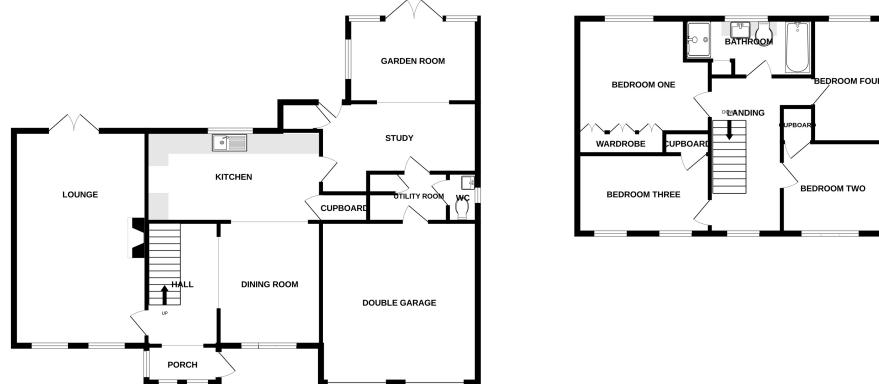
**Garden**

To the front of the property is a large gravel driveway creating parking for numerous vehicles. To the rear of the property is a mature garden mainly laid to lawn with a decking area with pergola above. The oil tank can be located to the rear of the property.

**EPC - E**

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 inaccuracy. The floorplan 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 is given as to their operability or efficiency can be given.  
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