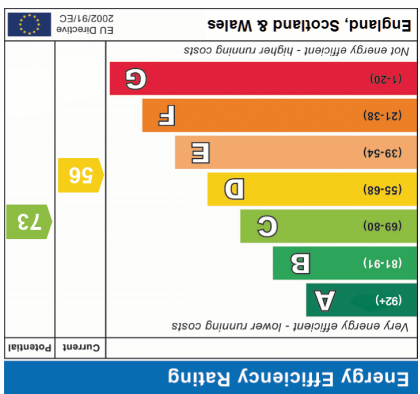


9 Market Place, Downham Market



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The Willows

Church Lane

Whittington

Guide Price £700,000



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The Willows

Whittington, King's Lynn, PE33 9TG

A stunning detached executive home situated on an generous plot extending to 0.64 acre (sts) and backing onto the River Wissey. Located in a lovely rural position on a quiet lane in the village of Whittington, situated between the Norfolk towns of Downham Market, Brandon and king's Lynn all benefiting from railway stations. This home has been extensively improved by the current owners and offers a perfect blend of luxury, comfort and idyllic Riverside living. Boasting a spacious and beautifully designed interior spanning 2500 square feet including a living room with open fire, formal dining room and study with fitted furniture. The high specification kitchen/breakfast room is fitted with premium appliances including a Range oven, full height fridge, freezer and wine cooler as well as an integrated dishwasher. There is also a utility room with a cupboard housing the oil fired boiler a cloakroom and spacious entrance hall. There are four generously sized double bedrooms with two en-suite's and a family bathroom. The large garden extends down to the river Wissey offering a peaceful retreat and an opportunity to explore the waterways with a decked mooring, summerhouse and river cruiser boat included within the sale. On the other side of the river is a further parcel of land which is included within the sale. Additional highlights include a substantial garage block, brickweave driveway and recently replaced UPVC double glazing. A rare opportunity to acquire a lovely home which must be viewed to fully appreciate all it has to offer.



Double Glazed Composite Door To:

Entrance Hall

9' 6" x 13' 4" (2.90m x 4.06m) Max. UPVC double glazed window to front. Covered radiator: Room thermostat. Staircase to first floor: Laminate floor: Glazed oak doors to living room, study and kitchen.

Cloakroom

2' 9" x 6' 10" (0.84m x 2.08m) UPVC double glazed window to side. Wash hand basin. W.C. Heated towel rail. Laminate floor:

Living Room

14' 4" x 29' 3" (4.37m x 8.92m) Three UPVC double glazed windows to front and side. Open fire place with timber mantle, tiled hearth and surround. Double doors to rear garden. Two radiators. Television point. Telephone point. Laminate flooring.

Kitchen

16' 0" x 17' 10" (4.88m x 5.44m) UPVC double glazed window to front and side. Fitted with a range of wall and base units with oak worktops. Range electric oven. Extractor hood. Integrated dishwasher: Butler sink with spotlights over: Central island breakfast bar with storage. Glazed cabinet. Spot lights. Designer radiator: John Lewis fridge freezer and wine cooler: Glazed door to utility.

Dining Room

11' 11" x 15' 2" (3.63m x 4.62m) Double doors to rear: Radiator: Oak door to study. Laminate flooring.

Utility Room

9' 5" x 12' 6" (2.87m x 3.81m) UPVC double glazed stable door to rear: Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer: Radiator: Double doors to cloak cupboard. oil fired boiler:

Study

7' 9" x 15' 3" (2.36m x 4.65m) UPVC double glazed patio door to rear: Radiator: Door to living room, dining room and hallway. Fitted storage cupboards.

First Floor Landing

UPVC double glazed window to front. Radiator: Loft hatch. Oak doors to bedrooms, bathroom and airing cupboard.

Bedroom 1

13' 0" x 20' 4" (3.96m x 6.20m) UPVC double glazed window to side. Double doors to Juliette balcony. Two radiators. Fitted open fronted wardrobes. Television point. Two wall lights. Door to en-suite.

En-suite

8' 6" x 9' 8" (2.59m x 2.95m) UPVC double glazed window to rear: Free-standing bath. Shower cubicle. Double sinks to vanity unit. Heated towel rail. W.C. Extractor fan. Spot lights.

Bedroom 2

15' 8" x 12' 8" (4.78m x 3.86m) UPVC double glazed window to front. Radiator: Fitted wardrobes. Television point. Door to en-suite.

En-suite

3' 3" x 7' 6" (0.99m x 2.29m) Tiled shower cubicle. W.C. Wash hand basin within vanity unit. Shaver point. Extractor fan. Spot lights.

Bedroom 3

14' 0" x 13' 8" (4.27m x 4.17m) UPVC double glazed doors with Juliette balcony. Radiator:

Bedroom 4

14' 2" x 11' 4" (4.32m x 3.45m) UPVC double glazed window to front. Radiator: Fitted wardrobes.

Bathroom

7' 7" x 9' 6" (2.31m x 2.90m) UPVC double glazed window to rear: Bath. Shower cubicle. W.C. Wash hand basin. Heated towel rail. Extractor fan. Spot lights.

Garage

19' 9" x 37' 11" (6.02m x 11.56m) Twin electric doors. Personal door. Light and power:

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.