



3 Golden Ball Farm Barns

Low Road

Saddlebow

King's Lynn

Norfolk

PE34 3FN

£520,000

This stunning four double bedroom barn conversion benefits from countryside views to the front and rear. The property is situated in the village of Saddlebow and comprises accommodation of entrance hall, kitchen diner, living room, utility room, w/c, playroom and ground floor bedroom with en-suite. To the first floor the property comprises family bathroom and three bedrooms with the master benefitting from an en-suite and walk-in wardrobe. The property is set on a beautiful plot approaching 3/4 of an acre with an apple orchard to the rear of the garden. A full range of facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Four Double Bedrooms
- Spacious Living Accommodation
- En - Suite To Master
- Annex Potential
- Approaching 3/4 Of An Acre
- Open Plan Kitchen / Diner
- Play room
- Utility Room
- Detached Garage
- Countryside Views



Entrance Hall

Double glazed entrance door and tiled flooring.

Kitchen / Diner

32' 8" x 15' 9" (9.96m x 4.80m) Double glazed windows to side aspect, fitted kitchen with matching wall and base units, space for range style cooker with extractor above, integrated double oven, island/breakfast bar with integral sink and space for appliances underneath, two storage cupboards with one housing the boiler, and tiled flooring.

Living Room

34' 2" x 18' 0" (10.41m x 5.49m) Double glazed doors and windows to front and rear, feature oak staircase and beams throughout, and tiled flooring.

Utility Room

6' 9" x 10' 3" (2.06m x 3.12m) L-Shape Room - Double glazed Velux window, fitted cupboards with butler style sink, space for washing machine / tumble dryer and tiled flooring.

W/C

Low flush w/c, wash hand basin and tiled flooring.

Playroom

15' 8" x 12' 6" (4.78m x 3.81m) Double glazed window to front and tiled flooring.

Bedroom Four (Ground Floor)

13' 3" x 10' 10" (4.04m x 3.30m) Double glazed window to side, tiled flooring and storage cupboard.

En-Suite

7' 10" x 4' 6" (2.39m x 1.37m) Shower enclosure with mixer shower, combination unit with w/c and sink unit, and tiled flooring.

Landing

Double glazed Velux window to rear, vaulted ceiling with Oak feature beams and fitted carpet.

Master Bedroom

12' 10" x 8' 11" (3.91m x 2.72m) Double glazed window to front, Oak feature beams and fitted carpet.

En-Suite

5' 5" x 6' 8" (1.65m x 2.03m) Double glazed Velux window to rear, shower enclosure with mixer shower, combination unit with w/c and sink unit, Oak feature beams and tiled flooring.

Walk In Wardrobe

6' 11" x 5' 11" (2.11m x 1.80m) Double glazed window to front, Oak feature beams and fitted carpet.

Bedroom Two

12' 11" x 11' 9" (3.94m x 3.58m) Double glazed window to rear, Oak feature beams and fitted carpet.

Bedroom Three

12' 8" x 8' 10" (3.86m x 2.69m) Double glazed window to front, Oak feature beams, built in wardrobes and fitted carpet.

Bathroom

5' 6" x 7' 6" (1.68m x 2.29m) Double glazed window to rear, panel bath, combination unit with w/c and wash hand basin, Oak feature beams and tiled flooring.

Garage

19' 10" x 13' 10" (6.05m x 4.22m) Wooden double opening doors and personal door to front.

Garden

To the front of the property is a garden laid to lawn with fenced boundary to the front and gravel driveway leading to the garage via gated access. To the rear of the property is further gravel parking. The rear garden is mainly laid to lawn with an apple orchard to the rear and paved area at the rear of the property. The total plot approaches 3/4 of an acre.

EPC Rating:





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 operability or efficiency can be given.
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