



NEWSON & BUCK
ESTATE AGENTS

28b Anchor Cottage

Anmer Road

Flitcham

KING'S LYNN

Norfolk

PE31 6BS

£2,350 pcm

Newson & Buck are delighted to present to the lettings market this truly spectacular character property situated in the village of Flitcham with un-interrupted field views to the rear. Views stretch across the open field and are beautifully framed throughout the property and mainly by the rear aspect bi-folding doors on the ground floor, bringing the outside in. The property has been painstakingly remodelled to a very high standard and offers spacious accommodation and flexible living through out.

Flitcham is set within the prestigious Sandringham Estate, and is located a short drive away from the Royal Sandringham House. Flitcham is a peaceful village, with a public house, primary school and is situated within easy reach of King's Lynn where a vast array of amenities can be found including a main railway line through to Kings Cross.

Anchor Cottage is conveniently located to access The North Norfolk Coast and surrounding delights of Norfolk

- Stunning Village Location
- Detached Character Property
- Four Double Bedrooms
- Impressive Views
- Situated on the Edge of The Sandringham Estate
- Oil Cenetral Heating & New Double Glazing
- EPC - Awaiting
- Council Tax Band - F
- Available Now



Entrance Porch

7' 1" x 4' 2" (2.16m x 1.27m) Accessed from a Upvc composite door, inset coir flooring, windows to side and access to snug.

Entrance Hall

03' 8" x 21' 10" (1.12m x 6.65m) Accessed from a Upvc composite door, Quarry tiled floor, access to garage, store boot room/utility room, upvc composite door to rear.

Boot Room/Utility Room

10' 0" x 7' 1" (3.05m x 2.16m) Quarry tiled floor, Upvc window to side, radiator a range of wall mounted and base storage units, plumbing for washing machine, and vent for dryer,

Store

Quarry tiled floor and water softener.

Kitchen/Diner/Family Room

29' 07" x 15' 2" Max Min 11'11 (9.02m x 4.62m). A spectacular room with dual aspect views to the front and rear, Triple Bi folding door to rear garden, two sash style windows to front, Tiled floor, two radiators.

The kitchen is fitted with a range of wall mounted and base units, with dishwasher and fridge integrated. A double plate AGA is provided along with an electric oven and two ring touch hob. A central island topped with a quartz surface, extending plug point and drawers creates a perfect spot for breakfast.

A bespoke quartz drainer perches over the butler sink with views to the front of the property from a sash window.

The dining/family room is an open space with aluminium triple bi folding door to the rear patio area.

Cloakroom

11' 8" x 3' 2" (3.56m x 0.97m) 0' 0" x 0' 0" (0.00m x 0.00m) Tiled floor, window, radiator, low level WC and vanity unit housing wash basin.

Sitting Room

15' 8" x 19' 4" (4.78m x 5.89m) A delightfully bright room with dual aspect windows and doors to side and rear. Fitted carpet, two radiators and a brick fireplace housing wood burner.

Snug

13' 11" x 15' 3" (4.24m x 4.65m) A perfectly proportioned snug with windows and doors to rear. Fitted carpet, two radiators, uplighters and a brick fireplace housing wood burner. A door is found at the bottom of the stairs giving access to the porch.

The staircase takes you to the first floor.

Stairs & Landing

Fitted carpet, radiator, two sash windows to rear a storage cupboard and airing cupboard,

Bathroom

11' 5" x 5' 5" (3.48m x 1.65m) A four piece suite comprising of corner bath with hand mixer shower head, low flush WC, bidet, vanity unit housing wash hand basin, tiled floor and surround, heated towel rail and window to side.

Shower Room

6' 10" x 6' 4" (2.08m x 1.93m) A three piece suite comprising of spacious shower cubicle with thermostatic shower, floating vanity unit housing wash hand basin with matching low level WC, heated towel rail, window to side and vinyl flooring.

Master Bedroom

15' 6" x 11' 6" (4.72m x 3.51m) A wonderfully bright room with a long window which frames the wonderful garden and field views. Fitted with fitted carpet, radiator, fitted double door wardrobe and window to side.

Bedroom Two

12' 7" x 10' 11" (3.84m x 3.33m) Fitted carpet, radiator, sash window to front and fitted double door wardrobe.

Bedroom Three

11' 4" x 10' 11" (3.45m x 3.33m) Fitted carpet, radiator, sash window to front and fitted double door wardrobe.

Bedroom Four

Fitted carpet, radiator, sash window to side and wardrobe.

The Grounds

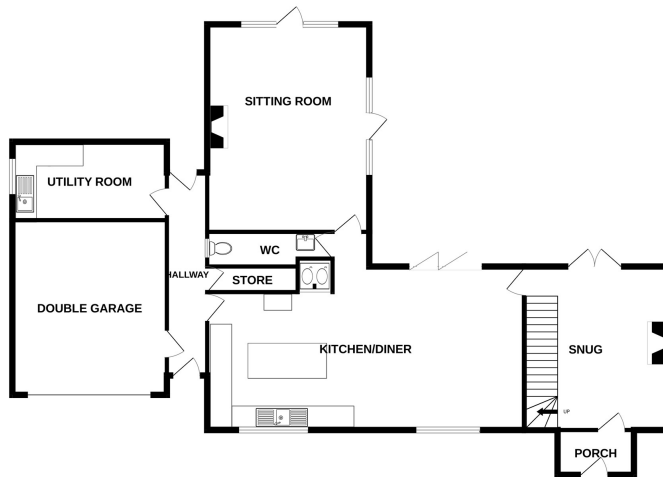
Externally the driveway and front garden is accessed from a five bar gate, there is a large shingle area for parking multiple vehicles, the garage can be accessed by remote control and the garden is mainly laid to lawn with mature borders and conifer hedging.

The rear garden has been lovingly maintained to the highest order with mature shrub borders and spacious lawn area and exceptional field views viewing onto woodland. An Indian sandstone patio horseshoes around the property for some alfresco dining.

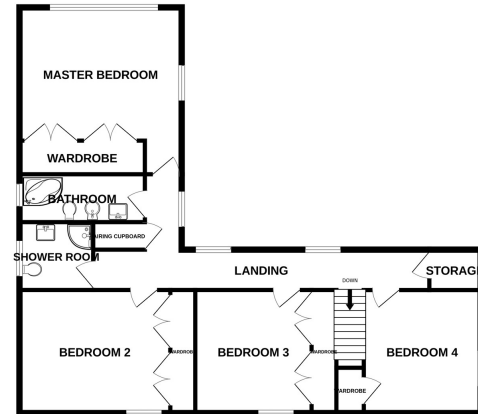
The gardener is provided to maintain the very highest of standards.



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 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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