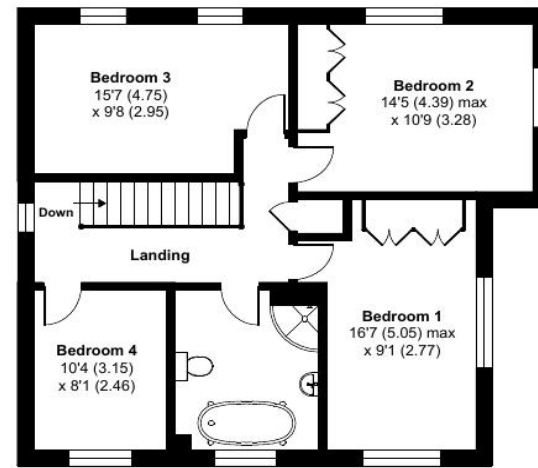
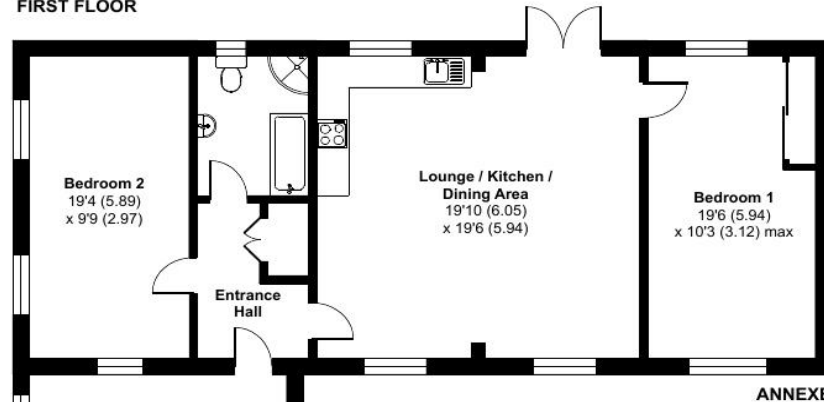


Orchard House, Furlong Road, Stoke Ferry, King's Lynn, PE33

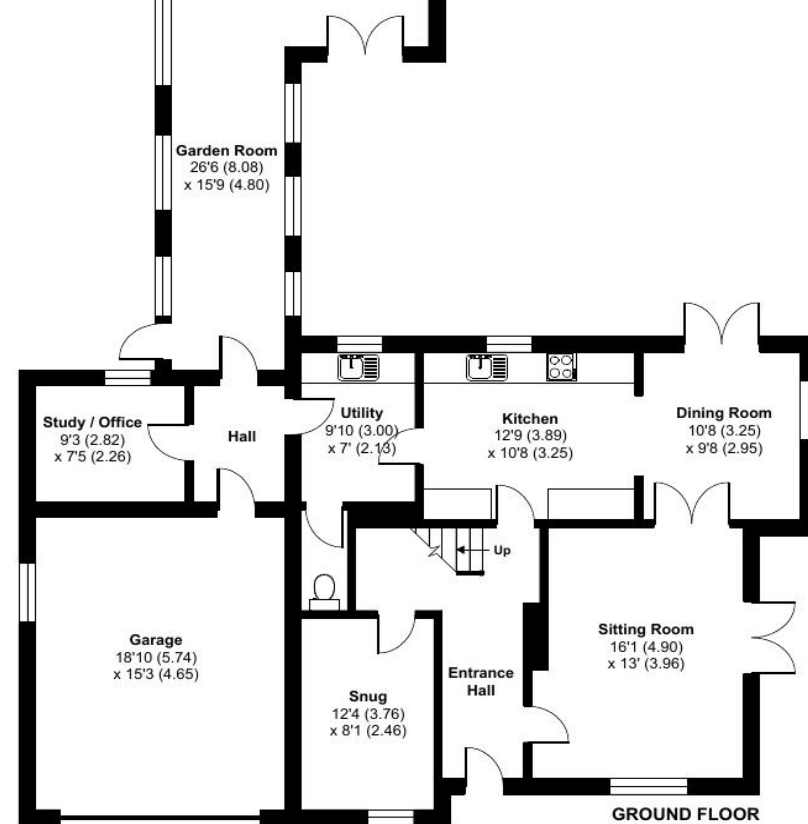
Approximate Area = 1953 sq ft / 181.4 sq m
Annexe = 943 sq ft / 87.6 sq m
Garage = 290 sq ft / 26.9 sq m
Total = 3186 sq ft / 295.9 sq m
For identification only - Not to scale



FIRST FLOOR



ANNEXE



GROUND FLOOR



Furlong Road, Stoke Ferry, Kings Lynn, PE33 9SU

House & Annexe!

Four/five bedroom house with two/three reception rooms and garage AND a separate spacious two bedroom annexe. With lots on offer, this sale offers flexible accommodation, a multitude of options, and is ideal for multi-generational living.

Viewing highly recommended!

Guide Price £550,000 TO £575,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1196106



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House & Annexe!

Situated in Stoke Ferry, Longsons are delighted to bring to the market this fantastic spacious, detached four/five bedroom house AND a separate, also spacious two bedroom annexe. Both properties offer spacious living space and will appeal to those looking for flexible accommodation and particularly multi-generational living.

Benefits include garage, secure gated parking, gardens, log burning stove, garden room, utility room, office/study and much more.....

With so much on offer, viewing is highly recommended to fully appreciate.

Briefly, the house offers entrance hall, lounge, dining room, kitchen, utility room, rear lobby, bedroom five/study to ground floor, office/study, garden room, four bedrooms to first floor, bathroom, garage. The annexe offers entrance hall, open plan lounge/dining/kitchen room, two bedrooms, bathroom, gardens, parking, oil central heating and UPVC double glazing.

STOKE FERRY

The village of Stoke Ferry benefits from a range of amenities including a Primary School, Village Shop, Blacksmiths/Hardware Store, Community Centre, and two takeaways. Downham Market is within 6 miles with large supermarkets, independent shops

and restaurants and direct links to London Kings Cross - approx. 1hr 30mins. There is also a direct train link to the Cathedral City of Norwich from Brandon which is approximately 11 miles away.





Entrance Hall

UPVC entrance door to front, stairs to first floor.

Lounge

16'1" (4.9m) x 13'0" (3.96m)

Feature fireplace with inset log burning stove, UPVC double glazed French doors opening to side, UPVC double glazed window to front, radiator.

Dining Room

10'8" (3.25m) x 9'8" (2.95m)

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side, tiles to floor, opening through to kitchen, radiator.

Snug

12'4" (3.76m) x 8'1" (2.46m)

Window to front.

Kitchen

12'9" (3.89m) x 10'8" (3.25m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with ceramic hob and extractor hood over, space and plumbing for dishwasher, tiles to floor, tiled splashback, UPVC double glazed window to rear.

Utility Room

9'10" (3m) x 7'0" (2.13m)

UPVC double glazed window to rear, fitted kitchen units with work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for large American style fridge/freezer, tiles to floor, tiled splashback, radiator.

Cloakroom

Wash basin, WC, tiles to floor, extractor fan.

Rear Lobby

Entrance door opening to garden room.

Study/Office

9'3" (2.82m) x 7'5" (2.26m)

UPVC double glazed window to side, tiles to floor.

Garden Room

26'6" (8.08m) x 15'9" (4.8m)

Full height UPVC double glazed windows to both sides, UPVC double glazed French doors opening to side, tiles to floor, access through to Annex.

Stairs and Landing

Built-in cupboards housing hot water cylinder, loft access.





Bedroom One
16'7" (5.05m) x 9'1" (2.77m)
UPVC double glazed window to rear and side, radiator.

Bedroom Two
14'5" (4.39m) x 10'9" (3.28m)
UPVC double glazed window to front and side, radiator.

Bedroom Three
15'7" (4.75m) x 9'8" (2.95m)
UPVC double glazed window to rear, radiator.

Bedroom Four
10'4" (3.15m) x 8'1" (2.46m)
UPVC double glazed window to front, radiator.

Bathroom
Four piece bathroom suite comprising shower cubicle with rainfall shower head over, double ended bath with centrally mounted mixer tap, wash

basin, WC, towel radiator, obscure glass UPVC double glazed window to front, tiled splashback, tiles to floor.

Annexe
Entrance Hall
Built-in cupboard with double doors, loft access.

Open Plan Lounge/Dining/Kitchen Area
19'10" (6.05m) x 19'6" (5.94m)
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, space for tall upright fridge/freezer, space and plumbing for washer machine and dishwasher, UPVC double glazed French doors opening to rear, UPVC double glazed window to front and rear, two radiators.

Bedroom One
19'6" (5.94m) x 10'3" (3.12m)
UPVC double glazed window to front and rear, radiator.

Bedroom Two
19'4" (5.89m) x 9'9" (2.97m)
UPVC double glazed window to front and side, radiator.

Bathroom
Four piece bathroom suite comprising shower, bath, washbasin, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear, radiator.

Outside Front
Front garden accessed via iron double gates providing secure parking for several vehicles, with the parking area laid to shingle, front garden laid to lawn, paved patio seating area to side, outside lights, outside tap, access to rear via the side.

Rear and Side Gardens
Large paved patio seating area between main house and annexe with outside lights, further paved patio seating area to rear of annexe, also with outside light.

Garage
18'10" (5.74m) x 15'3" (4.65m)
Window to side.

Agent's Notes
EPC rating D66 (Full copy available on request)
Council tax band E (Own enquiries should be make via Kings Lynn and West Norfolk Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four/Five Bedroom House & Two Bedroom Annexe
- Both Spacious Properties
- Energy Efficiency Rating - D66
- Utility, Cloakroom and Snug to Main House
- Garage, Gardens and Ample Off Road Parking
- Garden Room ans Study
- Log Burning Stove
- Viewing Highly Recommended!

