



Becks Wood, Harpley, King's Lynn, PE31 6UW

welcome to

Becks Wood, Harpley, King's Lynn

NO ONWARD CHAIN Immaculate four-bed detached home set on approx. 1/3 acre (STS) with stunning field views. Featuring lounge with gas fire, stylish kitchen and garden room extension, heat pump for even temperatures, double garage, and ample parking. Perfect for spacious, modern countryside living.



Location

Harpley is a charming small rural village with a mixture of period cottages and farmhouses interspersed with modern properties. The village has the benefit of a village inn and restaurant, The Rose and Crown, a pretty parish church, primary school, village hall and is within the catchment area of the well respected Litcham School for children aged 4-16. The nearby village of Great Massingham has a village stores and Post Office, modern doctors surgery, celebrated pub, The Dabbling Duck, and other recreational facilities. The village is well placed for King's Lynn, Fakenham and the north Norfolk coast, together with numerous stately homes including The Royal Sandringham Estate and other places of interest.

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Tiled flooring, double glazed window to both sides and door into hallway.

Entrance Hall

Carpet, welcoming set of double glazed doors to lounge.

Lounge

Double glazed window to front, calor gas fireplace, carpet, USB sockets, two radiators.

Garden Room/Study

Newly added end of 2021, one radiator, triple glazed windows and velux' surround. Perfect versatile space for study/garden room/playroom.

Dining Room

Double glazed French doors to garden, engineered wood laminate flooring, one radiator, flowing through to kitchen.

Kitchen

Double glazed window to front, wall and base units bespoke curved at the edge, USB sockets, one radiator, integrated fridge and dishwasher, eye level oven, induction hob, double glazed French doors to rear garden and engineered wood laminate flooring

Cloakroom

Suite comprising of sink basin, WC, heated towel rail, double glazed window to front.

Utility Room

Recently extended in 2021, this utility room features one radiator, double glazed window to rear, sink and space for white goods. Door to rear garden.

Landing

Carpet, double glazed window to front overlooking mature trees allowing a flow of natural light, one radiator.

Bedroom One

Carpet, double glazed window to rear, one radiator, access to ensuite.

Ensuite

Double glazed window to rear, heated towel rail, suite comprising walk-in shower cubicle, sink and WC.

Bedroom Two

Carpet, double glazed window to rear, fitted storage, and one radiator.

Bedroom Three

Carpet, double glazed window to front, one radiator.

Bedroom Four

Carpet, fitted storage, one radiator and double glazed window to front.

Bathroom

Fully tiled with heated towel rail. Suite comprising of sink with vanity unit, WC, bath with shower overhead.

External

Large driveway for ample parking, double garage with EV charging point, mainly laid to lawn, with summer house, shed, vegetable patch, greenhouse and patio area. The property further benefits from 5 kilowatt solar PV panels on the roof. Trees in the rear garden have Tree Preservation Orders (TPOs).

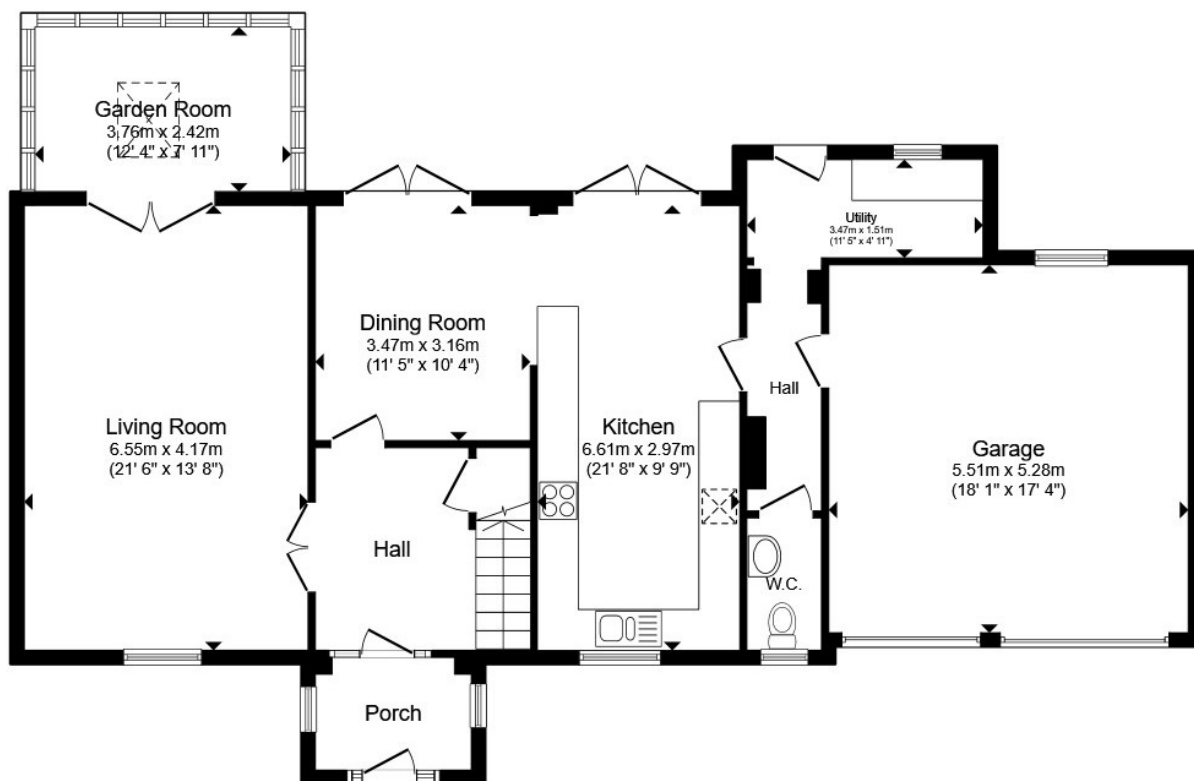
Special Features

11kW Energy-Efficient Heat Pump.
5kW PV Panels.
Eddi Solar Diverter.
Zappi 7kW EV Charger.

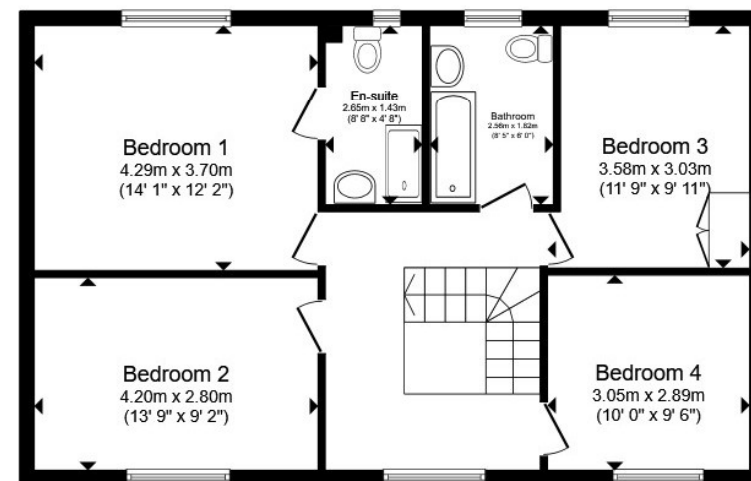


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Ground Floor



First Floor

Total floor area 192.9 m² (2,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Becks Wood, Harpley, King's Lynn

- DETACHED FOUR BEDROOM HOME
- LARGE PLOT SET IN A PRIVATE LOCATION AT THE CENTRE OF THE VILLAGE
- COSY AND EFFICIENT HEATING SYSTEM
- PICTURESQUE REAR GARDEN
- ATTENTION TO DETAIL THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers in excess of

£600,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108781 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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