



5 Wagg Courtyard, King's Lynn, PE31 8FT Offers in excess of £500,000

****MORE IMAGES AVAILABLE - PLEASE CONTACT THE AGENT****

Discreetly positioned within the mews of Wagg Court, The Woodstore is a refined Victorian cottage combining historic character with a sophisticated, beautifully executed interior. The property is situated on the edge of the village just 7 minutes drive to the renowned Brancaster beach, the Royal West Norfolk Golf Club, local restaurants, gastro clubs & cafes. Burnham Market, renowned for its beautiful Georgian architecture, shops & restaurants, is just 15 minutes drive away.

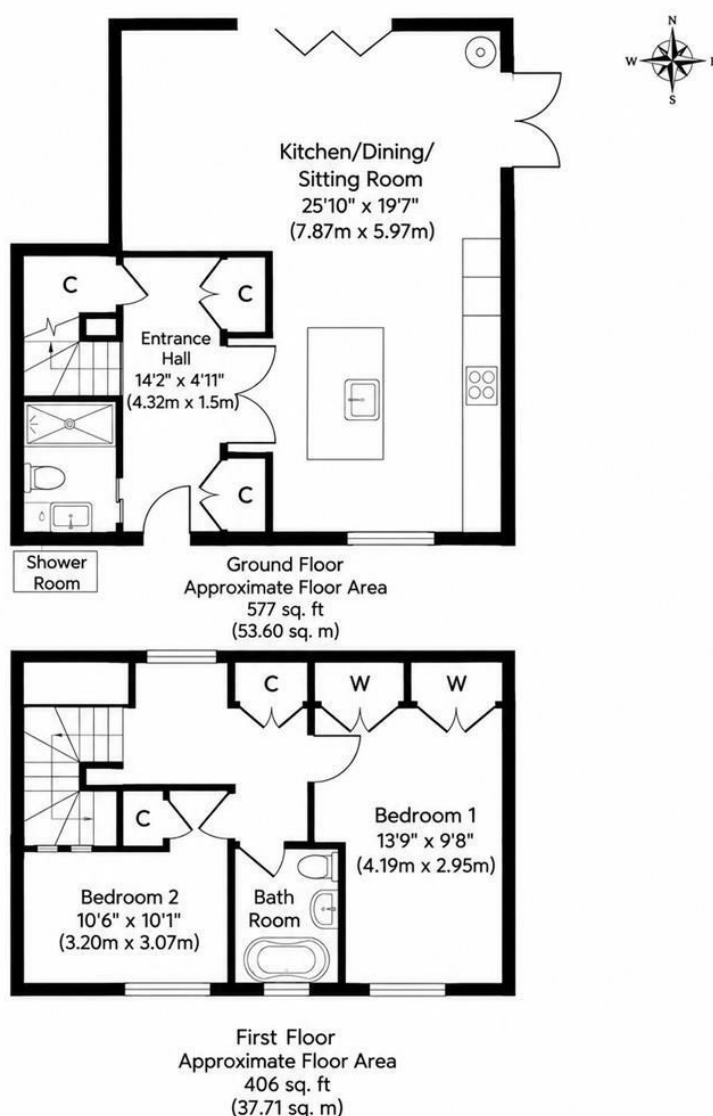
The ground floor offers a generous, triple-aspect open-plan living environment, filled with natural light and designed for both everyday living and entertaining. Bi-folding doors open onto the rear garden, while double French doors lead to the side garden, creating a wonderful connection with the outdoors.

At the heart of the space is an elegant contemporary kitchen centred around a substantial island, offering excellent storage and preparation space. There is ample room for dining, while the sitting area is anchored by a contemporary log-burning stove. A well-appointed ground-floor shower room adds further flexibility and convenience.

Upstairs are two well-proportioned double bedrooms, both with fitted wardrobes and charming window seats. The principal bedroom benefits from extensive fitted storage, while the second provides excellent versatility for guests, family or home working. The beautifully finished bathroom features a striking modern stone bath.

The landscaped rear garden has been designed for privacy and ease of maintenance. East-facing and open to the south, it enjoys excellent natural light and provides an attractive space for outdoor dining and entertaining. Private off-street parking further enhances the practicality of the property.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Agent Note

The vendor has advised there is an estimated management charge in the region of £500 per annum.

Disclaimer

- 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 will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own

survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

