



SANDRINGHAM

NORFOLK · ENGLAND



1 Queen's, Wolferton £1,350 PCM 3 Bedrooms

The village of Wolferton is nestled within nearness of Sandringham and West Newton, and is situated approximately 7 miles north of King's Lynn and a stone throw away from The Sandringham Royal Parkland.

Wolferton is best known as the location of Wolferton Railway Station which opened in 1862 the same year that Queen Victoria had purchased the site of Sandringham House. Wolferton further boasts St. Peter's Church, and Wolferton Social Club situated within walking distance of the cottage. The property is perfect for those looking to secure accommodation within a tranquil village and easy access to the North Norfolk Coast and King's Lynn.

Property briefly comprises of;

This perfect family home offers bright and airy rooms and is situated on a generous plot benefitting from spacious rooms, neutral decoration, new carpets on upper floor, garage, car port, and much more. The property has been redecorated neutrally throughout providing a blank canvas and flexibility for all tastes.

The accommodation boasts two well-proportioned reception rooms both benefitting from fitted carpet, and large windows allowing an abundance of natural light to enter the rooms. You will find the first reception located to the front of the property featuring an open fire and the second reception room is ideal for a dining room or office and offers flexibility in terms of use.

The ground floor further features cloakroom and kitchen; both situated to the rear of the property along with a utility area allowing further space and worksurfaces. The kitchen features base units, wall units, worktops, sink with drainer and window to rear aspect overlooking the tranquil garden. The kitchen further features integrated cooker and hob and is finished with fitted flooring. There is also available space and plumbing facilities for white goods.

The first floor offers further spacious and airy rooms, benefitting from three bedrooms plus an additional area perfect for use as a walk-in wardrobe. The first floor has been laid with brand new carpets throughout and neutral redecoration.

The family bathroom is situated on the first floor and the accommodation further offers a separate shower room adjacent to the bathroom. The tasteful bathroom features bath with attractive handheld shower head, hand basin, WC, neutral decoration and contemporary flooring

The property is located on a corner plot and the attractive garden wraps around the accommodation from front to rear. The garden is the perfect relaxation space to enable you to enjoy the sought-after village and beautiful garden. To the front of the property, you are welcomed by the secure pedestrian gate, and to the rear there is further pedestrian access along with a garage and carport.

Please note this property is served by a sewage treatment plant which also serves additional properties in the area. The property further benefits from oil central heating.



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Council tax band – D - [How much is my Council Tax | Borough Council of King's Lynn & West Norfolk](#)
EPC rating – E - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

To apply please contact the Lettings Agent for further details : gemma.cribb@sandringhamstate.co.uk