



Sutton Road, Walpole Cross Keys

what3words; blunders.nurture.perch

£279,995

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

A modern home with proper family-sized rooms, a sunny garden and village life right outside the door.

Modern homes are often praised for being practical, but this one has something increasingly difficult to find too, genuinely generous space.

Set in the West Norfolk village of Walpole Cross Keys, just a short walk from the primary school, this beautifully presented three-bedroom semi-detached home was built in 2020 and has already settled comfortably into its surroundings. Contemporary, easy to maintain and ready to move straight into, it's a home designed to make everyday family life that little bit easier.

Step through the front door and a bright entrance hall introduces the clean, modern finish that continues throughout.

The shaker-style kitchen is smart without feeling clinical, with plenty of worktop and storage space alongside integrated appliances. It's designed to cope just as easily with breakfast before the school run as it does a slower Sunday morning with coffee brewing and something cooking in the oven.

But it's beyond here that everyday life really comes together.

Stretching to over 18 feet, the open-plan living and dining room gives everyone space without losing that sense of togetherness. There's room for a proper dining table as well as a comfortable seating area, creating a space that can move effortlessly from homework and midweek dinners to movie nights and having friends over at the weekend.

French doors connect the room directly with the garden, drawing in plenty of natural light and, when summer arrives, allowing family life to spill naturally outside.

Upstairs is where this home really challenges what you might expect from a modern three-bedroom property.

There are three genuine double bedrooms, so nobody gets left fighting over the box room.

The principal bedroom is particularly impressive. At over 18 feet long, it feels more like a suite than simply somewhere to sleep, with its own dedicated dressing area and contemporary en-suite shower room. There's room to get ready without wardrobes taking over the bedroom and, importantly, somewhere that feels distinctly yours at the end of a busy day.

Bedrooms two and three are both comfortable doubles in their own right, giving growing children room to spread out while also providing excellent flexibility for guests or home working. A modern family bathroom completes the first floor.

Outside, the south-facing rear garden is made for making the most of sunnier days.

Fully enclosed, there's plenty of lawn for children to play or pets to explore, while the patio provides a natural spot for the barbecue, outdoor dining or simply sitting out with a drink once everything has finally gone quiet for the evening.

To the front, a generous gravel driveway provides ample off-road parking, taking care of another important part of busy family life.

And while the house itself has plenty going for it, the village setting is a big part of the appeal.

With the primary school just a short stroll away, countryside close at hand and King's Lynn readily accessible by road, Walpole Cross Keys offers families the chance to enjoy village life without feeling disconnected from the places they need to be.

Built in 2020 but already feeling like a proper home, this is somewhere you can simply move in and get on with living.

Three double bedrooms, an impressive principal suite, sociable open-plan living, plenty of parking and a south-facing garden, all wrapped up in a modern home with village life on the doorstep.

Tenure: Freehold

- Semi-Detached House
- Three Comfortable Bedrooms
- Modern Family Home - Built in 2020
- South Facing Garden - Backing on to Open Fields
- Popular Rural Village - Short walk to Primary School
- Rural Views from two back bedrooms
- Contemporary Open Plan Ground Floor
- Main Bedroom with Dressing Area and En-suite
- Off-road Parking
- LPG Central Heating

Disclaimer

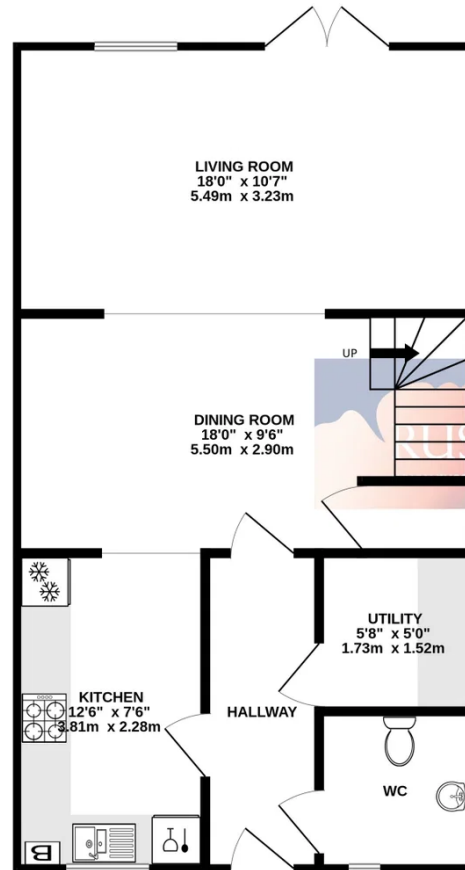
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Referral Disclosure

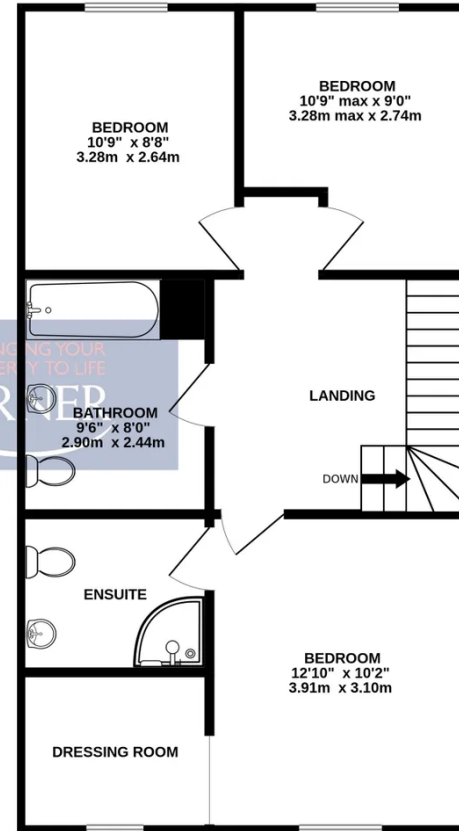
We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (108.9 sq.m.) approx.

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.
Made with Metropix ©2026