



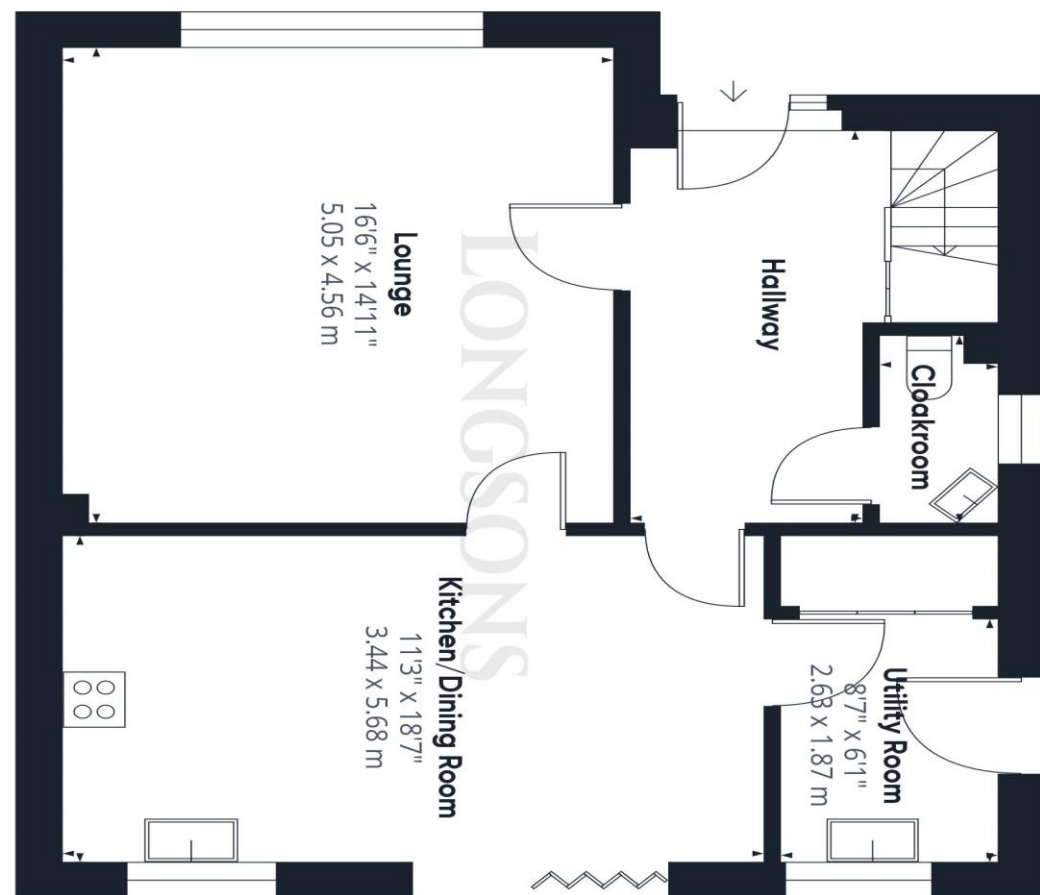
Ashwicken Road, Pott Row, Kings Lynn, PE32 1BZ

Extremely well presented, modern, spacious detached four bedroom house situated in the sought after village of Pott Row. This fantastic property has much to offer and includes kitchen/dining room with intergrated appliances, en-suite shower room, under floor heating to ground floor and much more!

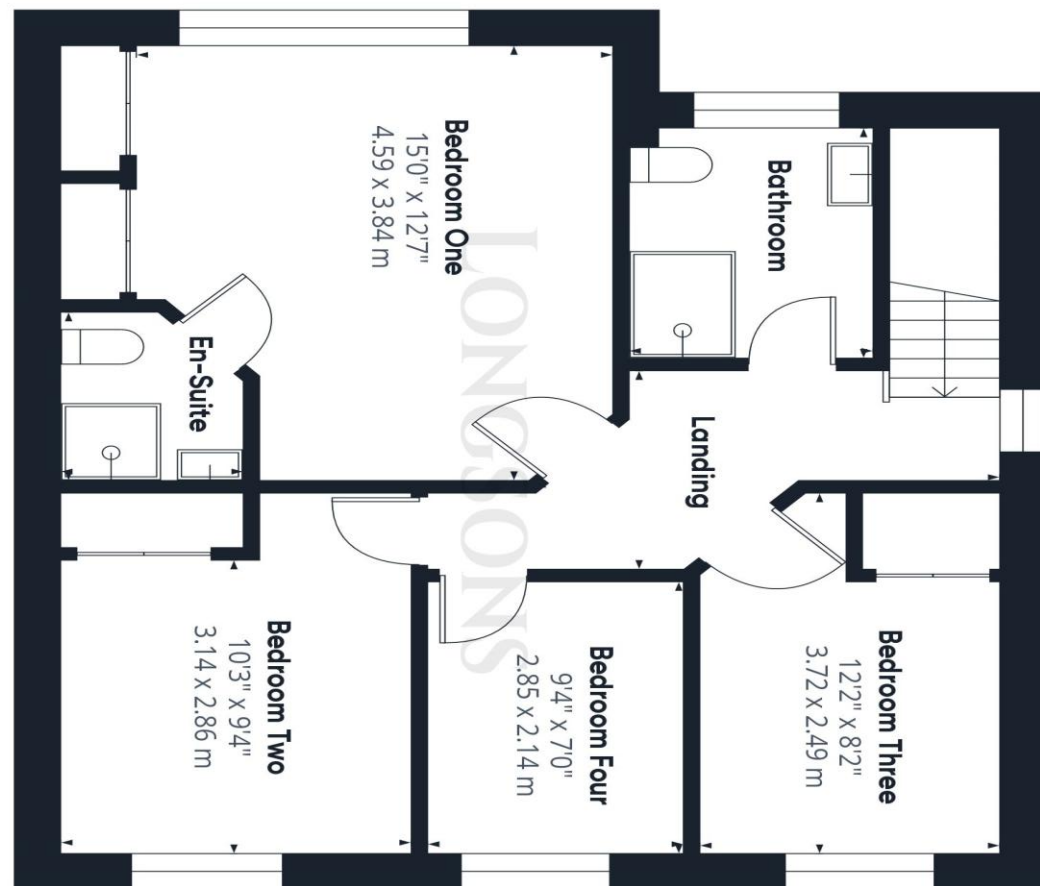
Price £450,000 Freehold



Floor 0



Floor 1





Situated in the popular, sought after village of Pott Row, Longsons are delighted to bring to the market this extremely well presented, modern, spacious detached four bedroom house. This fantastic property has much to offer and includes under floor heating to ground floor, kitchen/dining room with intergrated appliances, utility room, en-suite shower room, gardens with garden office/studio/workshop, garage, parking, air source heat pump and UPVC double glazing. Viewing highly advised to appreciate the accommodation on offer!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom with WC, four bedrooms, en suite shower room to bedroom one, shower room, garage, gardens, parking, air source heat pump and UPVC double glazing.

Kings Lynn
King's Lynn, known until 1537 as Bishop's Lynn and colloquially as Lynn, is a port and market town in the borough of King's Lynn and West Norfolk in the county of Norfolk. It is 36 miles from Peterborough, 44 miles

from Cambridge and 44 miles from Norwich. It's popular town centre offers an extensive pedestrianised shopping area with ample parking close by. The Vancouver Quarter offers a modern shopping experience that sits well next to the traditional shopping areas of the town and are complemented by the markets which often take place on the historic Tuesday Market Place.

Entrance Hall

Composite entrance door to front, stairs to first floor, understairs storage cupboard, porcelain tiles to floor.

Lounge

16'6" (5.03m) x 14'11" (4.55m)

UPVC double glazed window to front aspect, porcelain tiles to floor.

Kitchen/Dining Room

18'7" (5.66m) x 11'3" (3.43m)

Fitted kitchen units to wall and floor, quartz worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven, intergrated Bosch ceramic hob with extractor hood over, intergrated fridge and freezer, intergrated dishwasher, UPVC double glazed bi-folding doors opening to rear

garden, tiled splashback, porcelain tiles to floor, UPVC double glazed window to rear aspect.

Utility Room

8'7" (2.62m) x 6'1" (1.85m)

Built in cupboard, fitted kitchen units to floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, composite door opening to side, UPVC double glazed window to rear aspect, porcelain tiles to floor.

Cloakroom

Hand wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, porcelain tiles to floor.

Stairs & Landing

UPVC double glazed window to side aspect, loft access.

Bedroom One

15'0" (4.57m) Max x 12'7" (3.84m) Max

Two built in wardrobes, UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

En-suite Shower Room

Fully tiled walls, shower cubicle, wash basin set within fitted cabinet, WC, towel radiator.

Bedroom Two

10'3" (3.12m) x 9'4" (2.84m) To Wardrobe

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

12'2" (3.71m) x 8'2" (2.49m)

Built in wardrobe, UPVC double glazed window to rear aspect, radiator.

Bedroom Four

9'4" (2.84m) x 7'0" (2.13m)

UPVC double glazed window to rear aspect, radiator.

Shower Room

Double shower cubicle with rainfall shower head, wall mounted shower controls and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, UPVC double glazed window to front aspect, tiles to floor.

Outside Front

Low maintenance front garden laid to shingle providing off road parking for several vehicles, outside light, shrubs and plants to borders, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, further paved seating area to rear with pergola over, wooden insulated workshop/garden office/studio with electric and power, covered seating area to side, outside lights, external electric power socket, outside tap, garden wall and wooden fence to perimeter, gated access to front.

Garage

Remote control motorised up and over door to front, entrance door opening to rear garden, electric lights and power.

Agents Note

EPC rating B89 (Full copy available on request)

Council tax band D (Own enquiries should be make via Kings Lynn & 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.

- Modern. Spacious, Detached House
- Four Bedrooms
- En Suite Shower Room
- Energy Efficiency Rating B89
- Kitchen with Intergrated Appliances
- Under Floor Heating to Ground Floor
- Gardens, Garage & Parking
- Air Source Heat Pump

