



**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn town centre proceed out towards Knights Hill roundabout and take the 2nd exit proceeding towards the village of Pott Row. On reaching the village turn right onto Chapel Road where the property can be found on the left hand side just before the Chapel. Upon entering the development this property can be found in the secluded position towards the back on the right hand corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Plot 3 82 Chapel Road Pott Row King's Lynn Norfolk PE32 1BP

**CONTEMPORARY NEW BUILD HOME WITH AIR SOURCE HEATING**

**Pott Row**

**£400,000 Freehold**

01553 692828  
sales@britttons.net







**ENTRANCE HALL**

A light spacious entrance hall with underfloor heating leading to WC, storage cupboard, bedrooms three and four plus the open plan living/kitchen/dining room.

**WC**

Spacious downstairs cloakroom with WC and hand basin set within a vanity unit.

5'10 x 4'6 (1.78m x 1.37m)

**KITCHEN/LIVING/DINING ROOM**

A wonderful large bright and spacious open-plan room with a floor to ceiling glass opening to the front aspect which floods this incredible room with natural light. Securing the property early allows the buyer to work with the developer in order specify your custom design (additional costs may apply). There will be a selection of integrated appliances within the kitchen and paired with underfloor heating throughout. French doors lead onto the patio area and lawned garden. Down lighters throughout.

29'4 x 20'9 (8.94m x 6.32m)

**UTILITY ROOM**

As with the kitchen, securing this brand new property early enough will give the new owner the chance to have their own specification (additional charges may apply). Naturally underfloor heating continues into this room. Provisions for a washing machine have been made in this room. The convenience of an additional door to the enclosed back garden.

8'1 x 5'4 (2.46m x 1.63m)

**MASTER SUITE**

This large dual aspect suite offers views over the garden, ample space and is complimented with the lovely feature of a pair of built in matching double wardrobes. Benefiting from a large en-suite comprising of hi quality fitting including WC, basin and large walk in shower as well as down lighters throughout. The suite will be decorated to a high standard with multiple electric points and down lights throughout.

20'4 x 12'1 (6.20m x 3.68m)

**MASTER EN-SUITE**

8'3 x 8'0 (2.51m x 2.44m)

**BEDROOM TWO**

A spectacular double bedroom with a beautiful feature glazed wall with views to the front, the high-end finish continues with ample electric sockets, radiators and high-end paint finish.

15'9 x 14'9 (4.80m x 4.50m)

**FAMILY BATHROOM**

A generous well-proportioned laid out room, comprising off shower, bath, WC and basin all of a high quality, the room also benefits from views over the rear garden.

10'7 x 8'2 (3.23m x 2.49m)

**BEDROOM THREE WITH EN-SUITE**

A fantastic sized room with views to the front. This room would be perfect for a teenager or perhaps another family member who would benefit from a ground floor suite. Multiple electric sockets throughout. En-suite measures: 10'3 x 3'3 and will be fitted with high end quality fittings. To include; WC, hand basin and shower enclosure.

11'7 x 10'10 (3.53m x 3.30m)

**BEDROOM FOUR/ DINING ROOM/STUDY**

A wonderfully large room which offers a multitude of uses and views over the rear garden. Multiple sockets, down lighters. Would make a wonderful study or dining room (or further bedroom).

**OUTSIDE**

To the rear of the property you will find a private enclosed garden with patio area and raised lawn. The garden has been designed to offer low maintenance living whilst maximising the space the property has to offer. Parking to the front for 3 to 4 vehicles which will be laid to shingle.

	This drawing is a computer representation illustrating layout.	Range: MKM Accent Collection	View: Perspective
	Please check that the room dimensions detailed are correct	Door Style: Oxford	Scale:



Brittons are delighted to present this superb property located within an exclusive development of just three other beautifully designed four and five bedroom detached chalets in the desirable Norfolk village of Pott Row.

This wonderful new build home is approaching the final stages of completion but by securing this property will allow you to work with the developer to have input with the specification to the kitchen and bathroom (additional costs may apply). The vendor has chosen local craftsmen to finalise the property to fantastic standard both inside and out. This plot is due to be completed end of 2023. Plot 3 comprises of the following accommodation (approx 180 m2) ; The ground floor consists of an entrance hallway, generous Living/kitchen/lounge with a range of integrated appliances and under floor heating, utility room (with appliances included), two bedrooms (one with en-suite) and cloakroom. The first floor provides a master bedroom with en-suite, a further bedroom and a family bathroom. The property benefits from UPVC double glazing and air source heating. The properties comes with a 10 structural year warranty.



	This drawing is a computer representation illustrating layout.	Range: MKM Accent Collection	View: Perspective
	Please check that the room dimensions detailed are correct	Door Style: Oxford	Scale:

TOTAL FLOOR AREA: 1580 sq.ft. (146.8 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 ©2023



This drawing is a computer representation illustrating layout.

Range: MKM Accent Collection

View: Perspective

Please check that the room dimensions detailed are correct

Door Style: Oxford

Scale:



This drawing is a computer representation illustrating layout.

Range: MKM Accent Collection

View: Perspective

Please check that the room dimensions detailed are correct

Door Style: Oxford

Scale:





This drawing is a computer representation illustrating layout.

Range: MKM Accent Collection

View: Perspective

Please check that the room dimensions detailed are correct

Door Style: Oxford

Scale:



This drawing is a computer representation illustrating layout.

Range: MKM Accent Collection

View: Perspective

Please check that the room dimensions detailed are correct

Door Style: Oxford

Scale:



This drawing is a computer representation illustrating layout.

Range: MKM Accent Collection

View: Perspective

Please check that the room dimensions detailed are correct

Door Style: Oxford

Scale: