

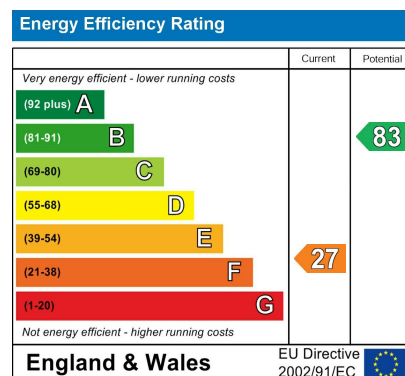


**brittons**  
estate agents

www.brittons.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 right hand side easily identified by our For Sale board.



### 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.



Stave Farm Cottage 3, Chapel Road Pott Row Kings Lynn Norfolk PE32 1BS

**PRETTY TWO/THREE BEDROOM SEMI DETACHED COTTAGE WITH AMPLE PARKING  
NO UPWARD CHAIN**

**Pott Row**

**£275,000 Freehold**

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**HALLWAY** 7'8 x 4'5 (2.34m x 1.35m)  
Vinyl flooring with door to rear garden.

**LOUNGE** 13'11 x 11 (4.24m x 3.35m)  
Dual aspect rooms with views to front and rear gardens. Fitted carpet. Wooden door leading into kitchen.

**KITCHEN** 12'11 x 7'11 (3.94m x 2.41m )  
Fitted wall base/draw units with space for a washing machine, tumble dryer and fridge. Integrated electric hob and oven with extractor hood. Wood effect work tops. Tile effect flooring. Dual aspect windows with views overlooking front and rear gardens. Door providing access to garden.

**DOWNSTAIRS WC** 8'8 x 5'8 (2.64m x 1.73m)  
WC and pedestal basin. Wood effect flooring. Obscured window to front aspect.

**DINING ROOM/BEDROOM 3** 12'5 x 11'11 (3.78m x 3.63m )  
Dual aspect windows allowing plenty of natural light to flood into the room. Fitted carpet. TV point. Views to front and rear gardens.

**LANDING** 9'0 x 6'10 (2.74m x 2.08m)  
Fitted carpet

**BATHROOM** 6'9 x 5'8 (2.06m x 1.73m )  
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Heated towel rail. Extractor fan. Wood effect flooring. Window to rear aspect.

**BEDROOM 1** 13'0 x 12'6 (3.96m x 3.81m )  
Window to front aspect with fitted carpets.

**BEDROOM 2** 12'9 x 12'1 (3.89m x 3.68m)  
Fitted carpet. Two built in storage cupboards. Window to front aspect.

**FRONT GARDEN**  
Generous area with ample parking for multiple vehicles that is mainly laid to gravel. Well maintained lawn surrounded by mature hedging.

**REAR GARDEN**  
Fully enclosed. Mainly laid to lawn. Patio area with a wooden garden shed.



Nestled in the charming village of Pott Row, this semi-detached house is a delightful find. Boasting two reception rooms one of which could be used as a bedroom, two cosy bedrooms, downstairs cloakroom and a well-appointed bathroom, this pretty period cottage exudes character and warmth. As you approach, you'll be greeted by the generous frontage, offering ample parking space for you and your guests. Step inside to discover a versatile layout that can easily accommodate two to three bedrooms, providing flexibility to suit your needs. While the property features electric heating, the allure of this home lies in its traditional charm and potential to be transformed into your dream abode. Don't miss the opportunity to make this quaint cottage your own in the heart of this picturesque village.

