



**The Row, West Dereham, King's Lynn, PE33 9RH**



**welcome to**

**The Row, West Dereham, King's Lynn**

A charming cottage located within the rural village of West Dereham, less than a 10-minute drive to the nearest town of Downham Market. The property occupies an extensive plot with purpose-built SAUNA & a large GARDEN ROOM which provides the perfect space for a home office! Must be seen!



## Accommodation:

### Lounge

9' 7" x 11' 3" ( 2.92m x 3.43m )

Double-glazed windows to the front & side. Radiator. Opening to:

### Dining Room

11' 4" x 8' 5" ( 3.45m x 2.57m )

Radiator. Built-in storage cupboard.

### Kitchen

5' 5" x 11' 8" ( 1.65m x 3.56m )

This fitted kitchen includes base units with work surfaces over, a stainless steel sink & drainer unit, low-level electric oven & an electric hob. Double-glazed windows to the side & rear.

### Utility Space

4' 2" x 6' 4" ( 1.27m x 1.93m )

Fitted with wall units. Space & plumbing for a washing machine & tumble dryer. Radiator.

### Utility Room

6' 1" x 9' ( 1.85m x 2.74m )

Double-glazed windows to the front & side. Fitted with base units.

### Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

## First Floor

### Bedroom One

10' 4" x 11' 3" ( 3.15m x 3.43m )

Double-glazed window to the front. Radiator.

### Bedroom Two

8' 8" x 7' 7" plus built-in wardrobes ( 2.64m x 2.31m plus built-in wardrobes )

Double-glazed window to the rear. Radiator. Loft access. Built-in wardrobes.

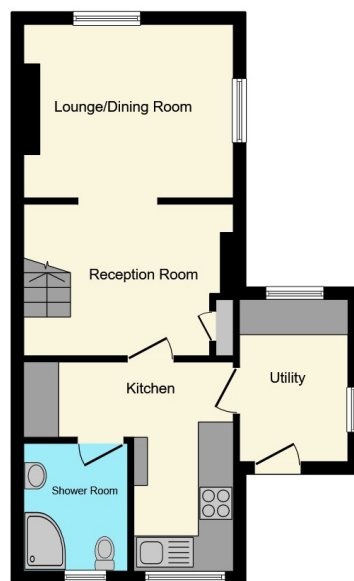
## Outside

To the side of the property, a driveway provides off-road parking for 3 cars. To the rear, the extensive, landscaped rear garden is mainly laid to lawn, alongside various plants, flowers & shrubs, and also an outdoor bath with running hot water. Further to this is a large, timber-built garden room, providing the perfect space for a home office or studio, as well as a purpose-built sauna which runs off of the fitted log burner.

### Garden Room

25' 4" x 12' 3" ( 7.72m x 3.73m )

Double-glazed bi-folding doors to the front. Two double-glazed skylight windows & one double-glazed skylight window to the side. Wood burning stove.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **The Row, West Dereham, King's Lynn**

- Two bedroom semi-detached cottage
- Lounge + dining room
- Utility room
- Large rear garden
- Garden room + sauna

Tenure: Freehold EPC Rating: D

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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