



THE STORY OF

# 30 The Grove

*Pott Row, Norfolk*

SOWERBYS





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# 30 The Grove

Pott Row, Norfolk  
PE32 1DG

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South Westerly Facing Garden  
with View to Field Behind

Neatly Proportioned Two-Bedroom Bungalow

Idyllic Rural Location

Convenient Access to Amenities

Spacious Kitchen

Open-Plan Sitting/Dining Room

Garage and Carport

Beautifully Landscaped, Low-  
Maintenance Garden

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This neatly proportioned two-bedroom bungalow is positioned within a sought-after, picturesque village. With its welcoming ambiance and enviable access to both local and major amenities, this property is ideally situated for those seeking the tranquillity of the Norfolk countryside combined with the convenience of a year-round community. The bungalow offers superb access to scenic walks and an array of wildlife.

The carport, which provides useful sheltered access from the car to the kitchen. The kitchen itself features an abundance of wall and base units, thoughtfully arranged to maximize both space and functionality.

The generous and versatile sitting room serves as the heart of the home, this room is designed for comfort and relaxation.

A cleverly designed utility room is located at the front of the home, offering a practical solution for keeping the day-to-day workings of the household neatly out of sight. This space is ideal for laundry and storage, ensuring the main living areas remain uncluttered.

The bungalow features two double bedrooms, both situated at the rear of the property to take full advantage of the views over the beautifully landscaped, low-maintenance garden. One of the bedrooms has a sliding patio door, offering versatility in its use as a dining room, as currently demonstrated by the present owner. This flexibility makes it easy to adapt the space to suit your lifestyle needs.

The home is served by a well-appointed bathroom, complete with a dual headed over-bath shower, providing all the essentials for modern living.



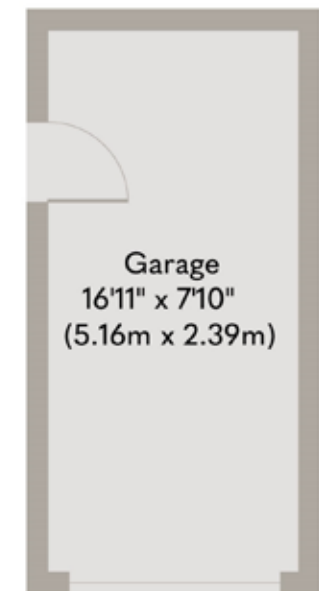
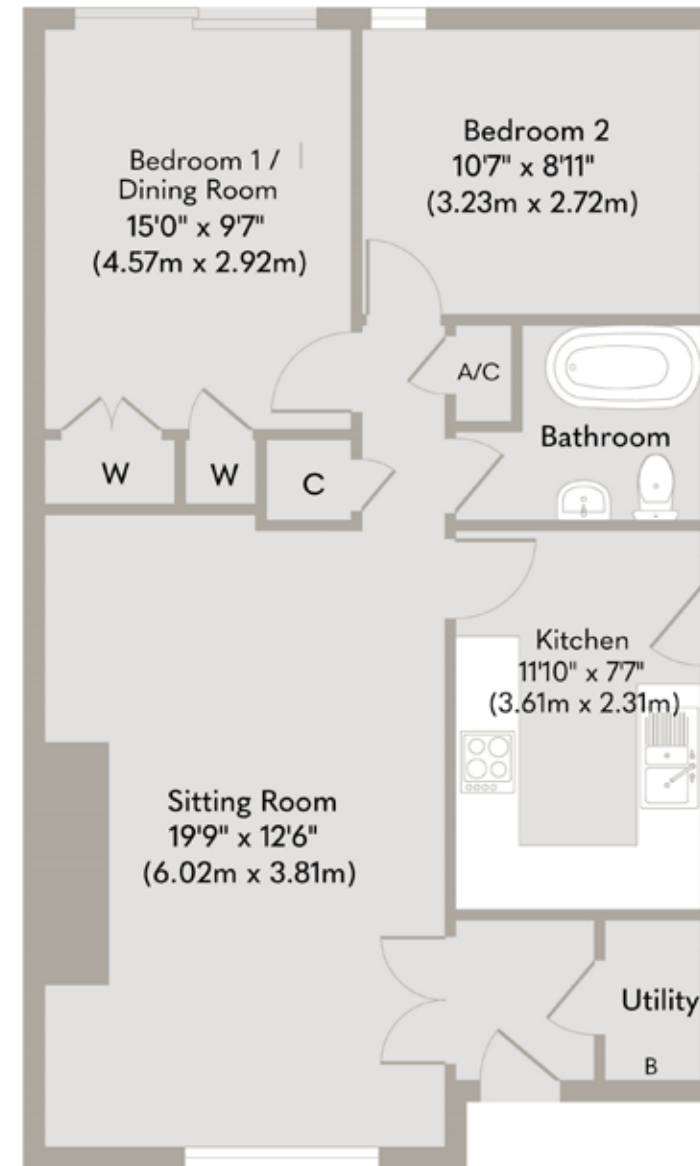
Outside, the enclosed garden is a superb escape, thoughtfully designed with multiple seating areas that invite you to relax and enjoy the outdoors. The varied tapestry of shrubs and flowers adds colour and texture, creating a delightful backdrop for al-fresco dining or quiet contemplation, with a field view to the rear.

For those in need of extra storage or a project space, the garage provides the ideal solution, along with the option of additional covered parking.

Located just minutes away from a wealth of popular local pubs, the prestigious Royal Sandringham Estate, and the vibrant riverside market town of King's Lynn, there is no shortage of things to explore. This charming bungalow offers a unique opportunity to enjoy the best of Norfolk countryside living, while still being conveniently close to everything you need. Don't miss the chance to make this delightful property your own.







**Ground Floor**  
**Approximate Floor Area**  
**699 sq. ft**  
**(64.95 sq. m)**

**Garage**  
**Approximate Floor Area**  
**133 sq. ft**  
**(12.31 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Pott Row

## EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Pott Row is certainly a place to consider.

Pott Row is a growing village that merges with its neighboring village, Grimston, and has a rich history of pottery production dating back centuries. It is home to the traditional Elsegood family butchers, located on Cliffe en Howe Road, which locally sources its meats. The Oak and Pine Parlour specialises in bespoke handcrafted furniture, while the village chapel, likely dating back to the 19th century, serves as a community hub for events like yoga, toddler mornings, and annual Christmas tree charity displays. The village hall also hosts a variety of activities.

The adjoining village of Grimston offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Pott Row is a wonderful place to call home.



### Note from the Vendor



"I'd describe my home as a safe haven."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref: 4100-3073-0722-2427-3843

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///sofas.headsets.daredevil

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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