



Philip Rudd Court, Pott Row
PE32 1WA

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Extended three-bedroom semi-detached house
Beautifully presented with exceptional interior design throughout
Recently modernised to a high standard
Popular and peaceful village location in Pott Row
Reception hallway and open-plan living space with woodburning stove
Garden room overlooking the rear garden
Refitted kitchen/breakfast room with doors to garden
Three bedrooms, with principal bedroom including WC
Stunning family shower room and high-quality fittings
Landscaped rear garden with decking and parking for two vehicles



Introduction

An extended three-bedroom semi-detached house, beautifully presented throughout with exceptional interior design and a stunning landscaped garden, situated within a well-regarded village location with access to King's Lynn.

Location

Pott Row is a popular and peaceful village in West Norfolk, offering an attractive semi-rural setting whilst remaining conveniently placed for access to King's Lynn and surrounding amenities. The village itself benefits from a well-regarded primary school and a strong sense of community, making it particularly appealing to families and those seeking a quieter pace of life. The area is especially noted for its natural beauty, with Roydon Common close by - an extensive stretch of heathland spanning many hundreds of acres, rich in wildlife and ideal for walking and outdoor pursuits. From the property there is also convenient access to two local public houses, as well as the highly regarded Congham Hall Hotel and Spa, providing excellent dining and leisure facilities within easy reach.

King's Lynn is readily accessible and offers a wide range of shopping, leisure and educational facilities, together with a

mainline railway station providing direct services to Ely, Cambridge and London King's Cross. The wider area also offers access to the Sandringham Estate and the North Norfolk coastline, making this an ideal location combining countryside living with excellent connectivity.

The Property

An extended three-bedroom semi-detached house, beautifully presented throughout with exceptional interior design and a stunning landscaped garden, situated within this well-regarded village location. The property has undergone an extensive programme of modernisation and improvement in recent years and now offers a high-quality home, thoughtfully designed and finished to an excellent standard. The works were originally undertaken with the intention of creating a long-term residence, making the property all the more appealing as it now comes to the market unexpectedly. A first-hand inspection is essential to fully appreciate the quality and attention to detail throughout, with the house presenting as a particularly impressive and inviting home.

The accommodation is arranged around a reception hallway leading through to a sitting room featuring a woodburning stove,

arranged open plan either side of the chimney breast to the dining room. This creates a sociable and well-balanced living space, which in turn leads through to a garden room enjoying views over the rear garden.

The kitchen/breakfast room has been recently refitted with a modern range of units and worktops and benefits from double doors opening onto the garden, creating a practical space suited to contemporary living.

To the first floor there are three bedrooms, the principal bedroom benefiting from its own WC, together with a family shower room. Both the shower room and WC are finished to an exceptional standard and form a real feature of the property.

Outside

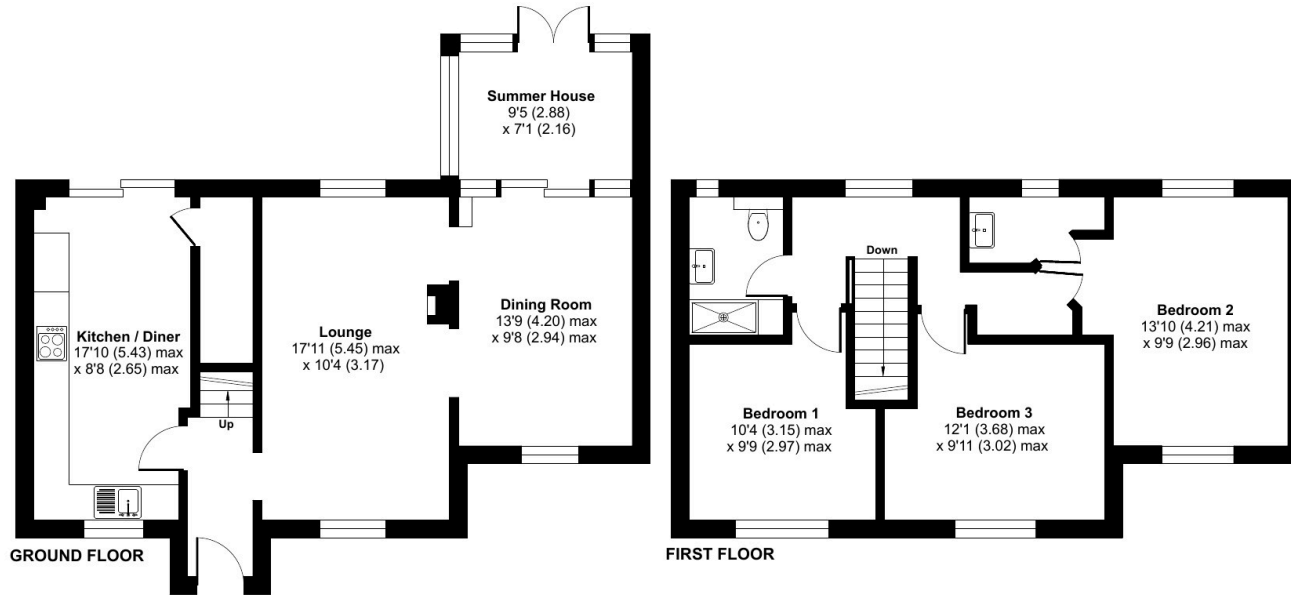
To the front of the property there is off-road parking for two vehicles.

The rear garden has been thoughtfully landscaped with ease of maintenance in mind, incorporating decking, specimen palm planting and carefully designed features to create an attractive and usable outdoor space.

Services: Mains electric (inc heating), drainage and water.

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Approximate Area = 1192 sq ft / 110.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1450321



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