

**MOLYNEUX**  
ESTATE AGENTS



**Low Road**

King's Lynn, PE33

Price £350,000





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### Description

This CHARMING CHARACTER COTTAGE enjoys a popular NORFOLK VILLAGE LOCATION and boasts a LARGE REAR GARDEN with multiple outbuildings as well as STUNNING OPEN FIELD VIEWS! The property, originally two cottages, still retains many of its original features and has been extended historically to create a fantastic family home.

Upon entering the cottage you will find a welcoming entrance porch which includes stairs leading to the first floor landing and access into the lounge on one side of the property, as well as the kitchen/ dining room. The lounge is a generous size, extending to over 25ft at the maximum measurement, and is complimented by the stunning kitchen/ dining room which occupies the other side of the house.

The cottage style kitchen is fully fitted with a range of wall and base level units, butler sink unit and drainer and space for a range cooker whilst the dining room includes a large pantry storage cupboard. There is also a cloakroom W.C downstairs as well as a conservatory/ utility room offering additional space for appliances.

Upstairs the cottage comprises four well-proportioned bedrooms including a built in wardrobe to the master bedroom, and a walk in wardrobe to the second bedroom which also includes the airing cupboard housing the hot water cylinder.

The internal accommodation is concluded by a recently refitted family shower room which comprises W.C, wash hand basin and a modern walk in shower cubicle.

Outside there is a shingled driveway which leads to a generous sized rear courtyard offering ample space for off street parking as well as a large garage/ workshop. There is a patio immediately to the rear of the cottage and an expansive garden which offers stunning open field views. The rear garden offers an array of outbuildings which includes an impressive bar with a decking area for seating/ entertaining and a covered

area to barbecue beneath all year round. There is a garden pond, two storage sheds as well as two covered storage bays and an oil tank store in front of the garage.

Viewing is highly recommended to appreciate the space available both inside and out!

### Measurements

Lounge - 25'7" max x 10'7" max

Kitchen - 10'7" x 8'5"

Open Plan Dining Room - 14'4" x 10'11"

Cloakroom W.C - 5'6" max x 3'2" max

Conservatory/ Utility Room - 11'3" x 5'10"

Bedroom - 11'5" max x 10'9" max

Bedroom - 10'11" x 10'10"

Bedroom - 10'8" max x 8'10" max

Bedroom - 9'7" max x 9'4" max

Shower Room - 9'5" max x 4'10" max

### Agents Note

This property is served by septic tank drainage and an oil fired central heating system.

Two neighbouring properties have vehicular access over the shared driveway in order to reach their rear garden/ parking. The shared driveway is owned by Mid Cottage.

Council Tax Band - Kings Lynn And West Norfolk, C.

Molyneux Estate Agents has not tested any fixtures and

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fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

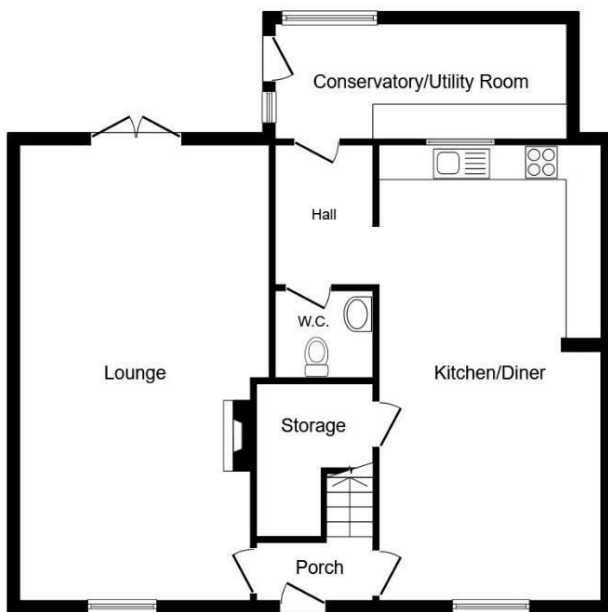
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

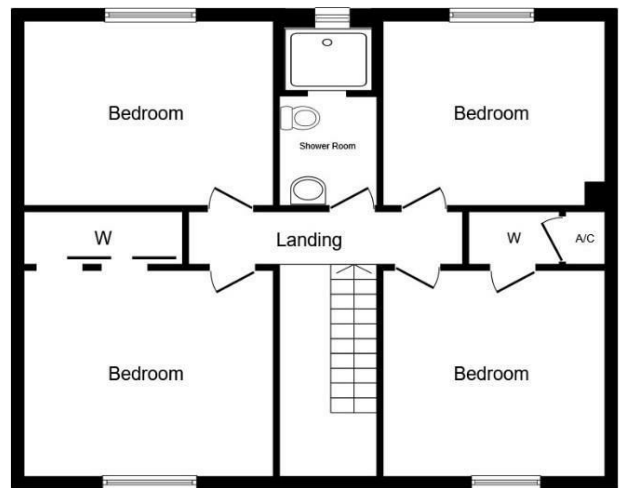
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.







Ground Floor

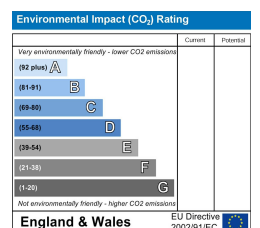
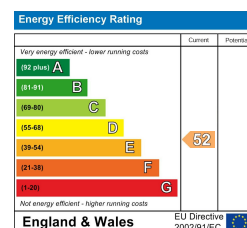


First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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