



**25 Ashwicken Road, Pott Row, King's Lynn PE32 1BZ**

**O.I.E.O £340,000**

**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

**There's something rather special about arriving along Ashwicken Road. The pace softens, the surroundings open up, and as you draw closer to this detached bungalow in the ever-popular village of Pott Row, you begin to sense the lifestyle on offer before you've even stepped inside.**

Set behind gates, with a neat lawn and established planting welcoming you in, the approach feels both private and inviting. The driveway sweeps you comfortably towards a generous 20ft garage, hinting at the practicality that runs effortlessly throughout the home.

Step in through the side entrance and you're greeted by a hallway that quietly introduces what's to come. Then, as you move into the heart of the home, it opens up beautifully. The 'L'-shaped lounge and dining room is a space that immediately draws you in, light pours through from three directions thanks to its triple aspect, with a bow window to the front and additional side windows creating a bright, uplifting atmosphere throughout the day. It's a room that adapts to your mood; cosy in the evenings, yet wonderfully airy when the sun is shining.

The kitchen continues the story, thoughtfully designed and modern in its finish. There's space here for a table, the perfect spot for that first coffee of the morning, while the built-in appliances keep everything sleek and functional.

With four bedrooms, the home offers flexibility to suit a variety of lifestyles. Whether it's family, guests, hobbies or a home office, there's room here to make it your own. The shower room has been tastefully updated, offering a clean, contemporary space to start and end the day.

Outside, the rear garden feels like a natural extension of the home. Facing east, it captures the morning sun beautifully, imagine stepping out onto the brick-weave patio with a coffee in hand, looking out beyond the garden to open fields where horses graze peacefully. It's a view that changes with the seasons, yet always brings a sense of calm. A raised seating area at the back invites you to sit a little longer, while the greenhouse, brick store and additional space behind the garage add a layer of practicality for those who enjoy gardening or simply like having space to organise.

With oil central heating and triple glazing, the home offers comfort and efficiency, wrapped up in a setting that's hard to replicate.

**This isn't just a bungalow, it's a place where mornings feel slower, views feel wider, and life feels just that little bit easier. And once you're here, it's easy to see why homes in Pott Row are so sought after.**

**Tenure: Freehold**

**Property Type: Detached Bungalow**

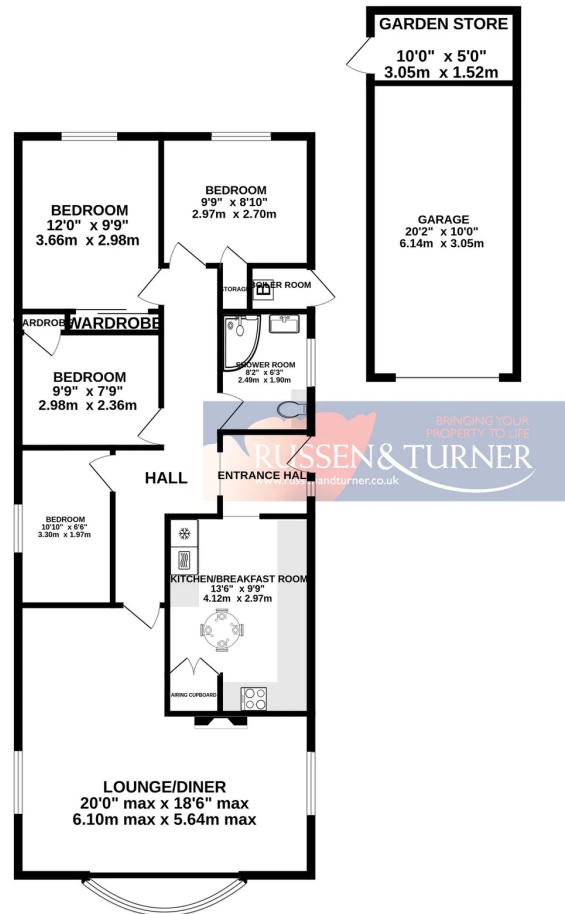
- Detached bungalow
- Immaculately presented
- 4 Bedrooms
- 2 reception areas
- Triple glazed
- Ample parking
- Detached garage
- Filled views
- Desirable location
- Oil central heating

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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