



## The Grove, Pott Row

what3words; green.diver.cares

Offers Over  
**£250,000**

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

Some homes encourage you to slow down the moment you arrive. This is one of them.

Nestled within the charming village of Pott Row and enjoying views across fields to the rear, this beautifully maintained two-bedroom bungalow offers a lifestyle that's increasingly difficult to find. Peaceful, private and wonderfully connected to the surrounding countryside, it's a home that allows you to embrace village life without compromising on convenience.

Whether it's a morning stroll through the Norfolk countryside, lunch at one of the nearby village pubs, or an afternoon exploring the Royal Sandringham Estate, life here moves at a gentler pace. Yet King's Lynn, with its shops, rail links and everyday amenities, remains just a short drive away.

From the moment you arrive, the home feels welcoming. A driveway, garage and carport provide practical everyday convenience, with the covered access leading directly into the kitchen, a thoughtful feature that's especially appreciated on those less sunny Norfolk days.

Inside, the accommodation has been carefully arranged to make the very best use of the space. The kitchen offers generous storage and worktop space, creating a practical hub for everyday living while remaining perfectly placed to stay connected to the rest of the home.

The open-plan sitting and dining room is where you'll likely spend most of your time. Bright, comfortable and wonderfully versatile, it's a space that naturally adapts to your lifestyle. Whether you're entertaining friends or curling up with a good book it's a room designed for everyday comfort.

A separate utility room/cupboard keeps the practicalities neatly tucked away, allowing the living spaces to remain calm and uncluttered.

Both bedrooms are positioned to the rear of the bungalow, taking full advantage of the garden and the peaceful outlook beyond. The second bedroom is currently arranged as a dining room, complete with sliding patio door opening directly onto the garden, highlighting the flexibility the home offers depending on your lifestyle.

The bathroom has been thoughtfully appointed with a contemporary suite and dual-head shower, combining comfort with practicality.

Step outside and you'll quickly understand why this home feels so special.

The south-westerly facing garden has been beautifully landscaped to create a series of peaceful spaces to enjoy throughout the day. Colourful planting, mature shrubs and carefully positioned seating areas provide interest in every season, while the open field beyond creates an ever-changing backdrop of sunsets, wildlife and uninterrupted Norfolk skies. Whether you're enjoying breakfast in the morning sun, entertaining family on a summer's evening or simply listening to the birds with a cup of coffee in hand, this is a garden that's designed to be lived in rather than simply looked at.

Completing the home are the garage and carport, providing valuable storage, workshop potential or additional covered parking.

Beautifully presented, wonderfully peaceful and perfectly positioned, this is more than just a bungalow. It's a chance to embrace a slower pace of life in one of West Norfolk's most welcoming villages, where countryside walks begin at your doorstep, community spirit is alive and well, and every day feels just that little bit more relaxed.

#### 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 £24.50 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.

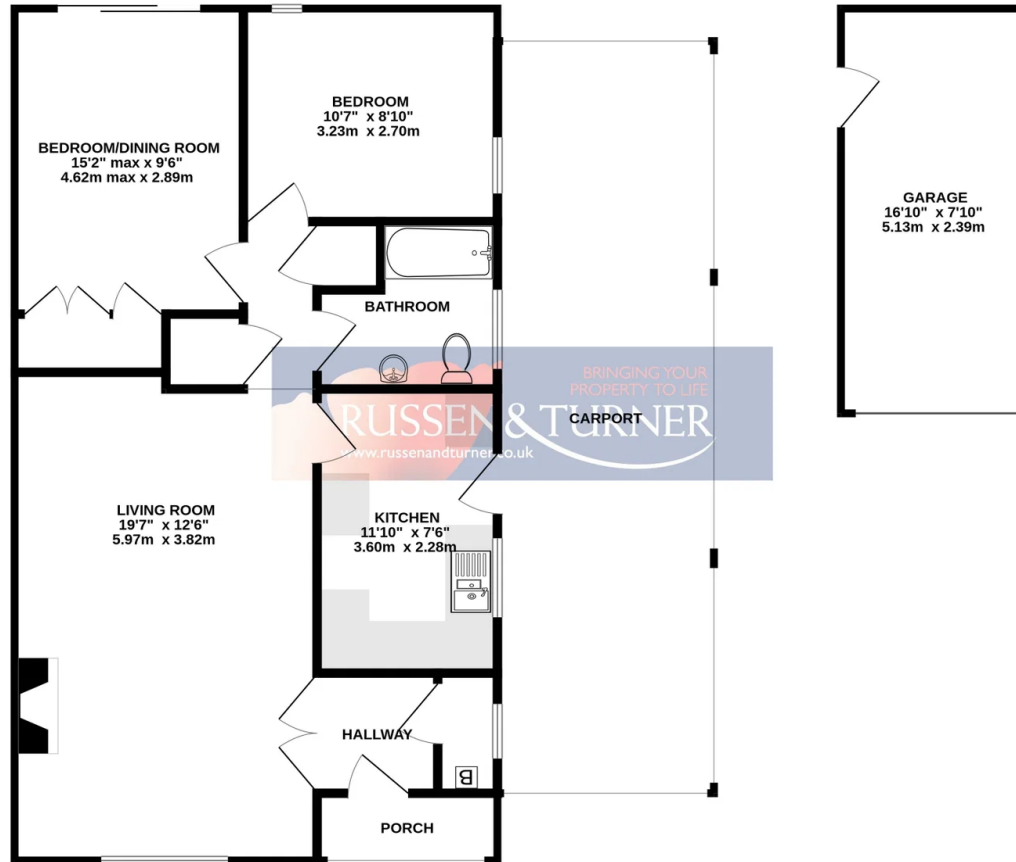
**Tenure:** Freehold

**Property Type:** Semi-Detached Bungalow

- Semi-Detached Bungalow
- Two Double Bedrooms
- Wonderful South-West Facing Rear Garden
- Garage, Driveway and Carport
- Oil Fired Central Heating
- Close to Local Village Amenities
- No Onward Chain
- Wonderfully Presented Throughout
- Thoughtful Open Plan Living Accommodation
- Versatile Second Bedroom - Currently used as Dining Room



GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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