



**Council House, Pond End, West Rudham, King's Lynn,
PE31 8TB**

welcome to

Council House, Pond End, West Rudham, King's Lynn

Beautiful three-bedroom home set within the sought-after hamlet of Pockthorpe, enjoying beautiful open field views. Offering spacious living accommodation, a useful utility room and excellent scope to enhance, ideal as a first home, countryside retreat, or next step in a peaceful rural setting.



Accommodation

Entrance Hall

Laminate flooring. Double-glazed front door. Radiator.

Lounge

Laminate flooring. Cupboard under the stairs. Double-glazed upvc window to the front. Oil heating. Radiator.

Kitchen

Ceramic tile flooring. Fitted with wall and base units, stainless steel sink and extractor. Space for oven and hob. Space for dishwasher. Double-glazed window to the rear.

Utility Room

Space for washing machine and tumble dryer. Stainless steel sink. Double-glazed window to the rear.

Bathroom

Tiled flooring with part tiled walls. Fitted with WC, wash hand basin, bath, shower cubicle and underfloor heating. Chrome towel rail. Double-glazed window to the side.

First Floor Landing

Carpet to stairs and landing. Window to the side at the top of the stairs.

Bedroom One

Carpeted flooring. Double-glazed window to the front. Radiator.

En Suite

Vinyl flooring with part tiled walls. Fitted with WC, wash hand basin and electric shower.

Bedroom Two

Carpeted flooring. Double-glazed window to the rear with field views. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the rear with field views. Radiator.

Outside

Front Garden

Ample parking. Block paved and gravelled. Side access garden.

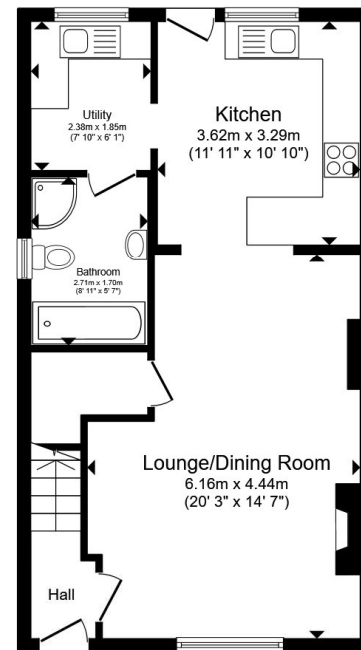
Rear Garden

Fenced garden with field views. Laid to lawn with turf patio/concrete area.

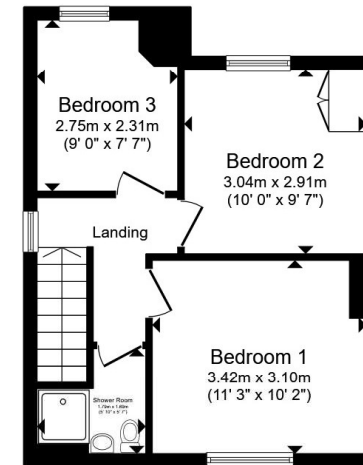
Agent Notes

Heating: Oil

Sewage: Septic Tank



Ground Floor



First Floor

Total floor area 86.1 m² (927 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to

Council House, Pond End, West Rudham, King's Lynn

- Three-bedroom ex-local authority home
- Three good-sized bedrooms
- Spacious and practical layout
- Stunning rear field views
- Peaceful countryside setting

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£275,000



directions to this property:

WHAT3WORDS: ///treaties.autumn.spoiler



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108826 - 0004

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