



A Shared Ownership Home in Rural Pott Row

what3words; loads.solar.parked

Offers Over
£205,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

A smarter route into a home you'll be proud to call your own. Buying a share of the property doesn't mean settling for half the lifestyle.

Available on a 75% shared ownership basis, this beautifully presented three-bedroom home in Pott Row offers all the ingredients of modern village living, stylish interiors, energy-conscious features, a private garden, garage and plenty of parking.

Better still, it's ready for you to simply move in and start enjoying it.

Inside, the house feels bright, contemporary and comfortable. Underfloor heating throughout the ground floor, combined with an air source heat pump, adds to the modern credentials, while the layout gives everyday life plenty of room to breathe.

The separate living room provides somewhere to properly switch off. It's a cosy space for evenings on the sofa, Sunday afternoon films or simply closing the door on the rest of the day.

But naturally, life tends to gravitate towards the kitchen/dining room.

There's generous workspace and storage, including a useful pantry-style cupboard, alongside plenty of room for a proper dining table. It's easy to imagine coffee and toast before work, children spreading homework across the table while dinner cooks, or friends gathering for an evening that lasts considerably longer than planned.

And when the weather plays along, simply take things outside.

A door opens onto a covered seating area, giving you a brilliant extension of the home. Summer barbecues, morning coffee or an evening drink can all happen outside, and even the occasional Norfolk shower doesn't necessarily have to send everyone running indoors.

Upstairs are three well-proportioned bedrooms. Two are excellent doubles with fitted wardrobes, while the third provides the flexibility every home needs, a child's bedroom, nursery, guest room or dedicated office for working from home.

A contemporary family bathroom completes the first floor.

Outside, the private rear garden provides enough space to enjoy without taking over your weekends. There's room to sit out, entertain or let children play, while the covered seating area makes the garden feel connected to the house.

To the front, ample off-road parking and a single garage take care of the practicalities, whether you need somewhere for the car, bikes, tools or the inevitable collection of things that never quite find a home indoors.

And then there's Pott Row itself. Surrounded by the West Norfolk countryside yet within easy reach of King's Lynn and surrounding villages, it offers the chance to enjoy a more rural setting without feeling cut off from everyday life.

For buyers looking for a more accessible route into homeownership, the 75% shared ownership opportunity makes this particularly interesting.

Because ultimately, you're not buying 75% of the experience.

You get the whole kitchen for Sunday breakfast, the whole garden for summer evenings and the whole house to make feel like home.

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: Leasehold

Property Type: Semi Detached House

- Shared Ownership - 75% Share
- Semi-Detached House
- Modern Home
- Three Bedrooms
- Off-road Parking and Garage
- Popular West Norfolk Village
- Stylish Modern Accommodation
- Private Rear Garden with Covered Seating Area
- Move in Ready
- Modern Air Source Heat Pump and Underfloor Heating



GROUND FLOOR
941 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.

