

# SOWERBYS

Norfolk Property Specialists



## 35 Low Road

Roydon, Norfolk, PE32 1AN

Offers In Excess Of £375,000



Viewing by appointment with our  
King's Lynn Office 01553 766741 or [kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)



## 35 LOW ROAD

Sowerbys are delighted to bring to the open market a unique Norfolk cottage, offered for sale with no upward chain. Believed to be over 200 years old and of Dutch influence this carrstone fronted property oozes character throughout. With accommodation including two well-proportioned reception rooms, one with an open fireplace, a charming, traditionally styled kitchen, three double bedrooms and a beautifully landscaped garden, this property must be viewed to be fully appreciated.

From the minute you arrive at the property, you could be forgiven for feeling as though you'd stepped back in time! The front door opens into the dining room, which has the potential for the original fireplace to be reinstated, should you wish, and this spacious room is versatile, having also been used as a home office. A door leads to the kitchen/breakfast room - and what a stunning room this is; full of character with exposed beams, a country style kitchen and space for white goods. This room feels like the heart of this beautifully presented cottage. Off the kitchen a door leads to the garden room with further access to the rear garden and another door leads to the utility room with access to the ground floor family bathroom. Completing the ground floor space is the sitting room - with exposed floorboards, a cast iron open fireplace and stairs leading to the upper level - the ideal space to relax in the evenings.

Upstairs, the same level of character doesn't fail to impress. With three double bedrooms, exposed timbers, a feature cast-iron fireplace and a WC completing the accommodation.

The outside space has been thoughtfully landscaped and is easily maintained. To the front of the property an enclosed low brick wall surrounds the garden whilst the gravel drive to the side of the property provides off-street parking space. There is also access to a timber-built garage and a further storage shed. The rear garden is fully enclosed and extremely private, and has been attractively arranged, with a central lawn and well established shrubs and flower beds. There is also a charming patio area - the ideal spot to enjoy a morning coffee or an alfresco lunch.



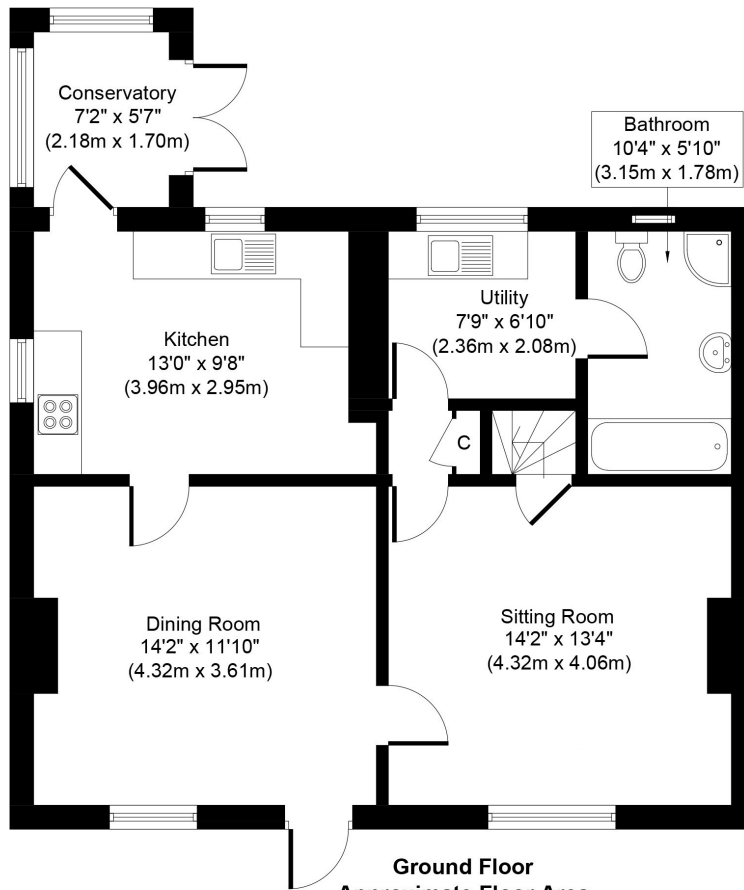
## KEY FEATURES

- Characterful Detached Cottage
- Three Double Bedrooms
- Two Good Sized Reception Rooms
- Charming County Style Kitchen
- Utility Room
- Beautifully Landscaped Low Maintenance Garden
- Garage and Off Street Parking Space
- Popular Village Location
- Chain Free

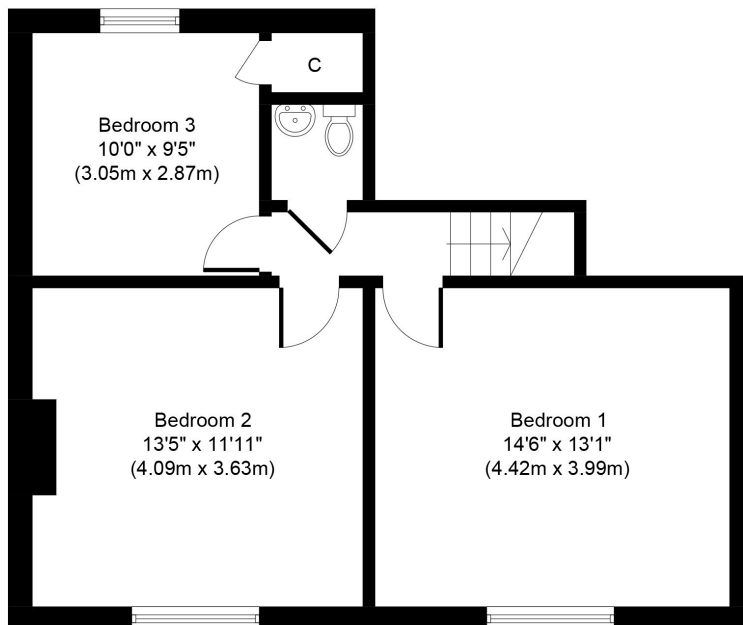








**Ground Floor**  
Approximate Floor Area  
724 Sq. ft.  
(67.3 Sq. m.)



**First Floor**  
Approximate Floor Area  
547 Sq. ft.  
(50.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## ROYDON

Roydon is a small village to the east of King's Lynn sitting adjacent to Roydon Common National Nature Reserve. Roydon is ideally located, 5 miles from the Sandringham Estate, 10 miles from the nearest beach and six miles from the main town of King's Lynn, with its wide range of shops, superstores and other amenities. King's Lynn has a main line rail link via Cambridge to London King's Cross - 1hour 45 min.

## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with new boiler fitted in 2016. Telephone connected.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 0498-3910-3200-2139-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our King's Lynn Office:  
1 King Street, King's Lynn, Norfolk, PE30 1ET  
**01553 766741 • kingslynn@sowerbys.com**



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