



Tony Scase Court
Grimston PE32 1AY

BROWN & CO



Tony Scase Court, Grimston PE32 1AY

Modern Three Bedroom Cottage

Superb Condition

Finished from New to an Exceptional Standard by Current Owner

Highly Sought After Village Location

Beautiful Cottage, Kitchen Open Plan to Dining

Sitting Room

No Upward Chain

Must be Viewed to Fully Appreciate



INTRODUCTION

Brown & Co offers an exceptional and rare opportunity to acquire a modern, end of terrace, three bedroom cottage in Grimston, one of West Norfolk's most desirable village locations.

LOCATION

Grimston is part of a cluster of thriving villages approximately 9 miles East from King's Lynn. The Sandringham Estate is on the doorstep of the village a short drive away, also, a number of local pubs and the stunning Congham Hall Hotel & Spa are nearby and within walking distance from the property. Also within walking distance is the local shop, Post Office, Vets and Surgery. A mainline station is available in King's Lynn to Ely, Cambridge and London.

THE PROPERTY

Outside, the property has three parking spaces with paving to the front of the dwelling. The access is shared with neighbours. There is garden to both the side and rear of the cottage which is laid to lawn.

Inside, the house is in exceptional order and has had just one owner since new. The property was finished to a high spec by the owner who worked with the builder to get the exact standards of finish he desired. There is a sitting room, open plan kitchen/dining room, utility room and wc to the ground floor. Upstairs there are three bedrooms and family bathroom, the main bedroom having an en-suite.

Property of this type is not often seen for sale in the village. The house has always been used as a full term residence, however, due to the location and quality would make a good second home or holiday home.

There is no upward chain.

There are three allocated parking spaces in front of the property.

INFORMATION

Air source heat pump. Mains electricity, water and drainage.

Council Tax Band B. EPC -B.

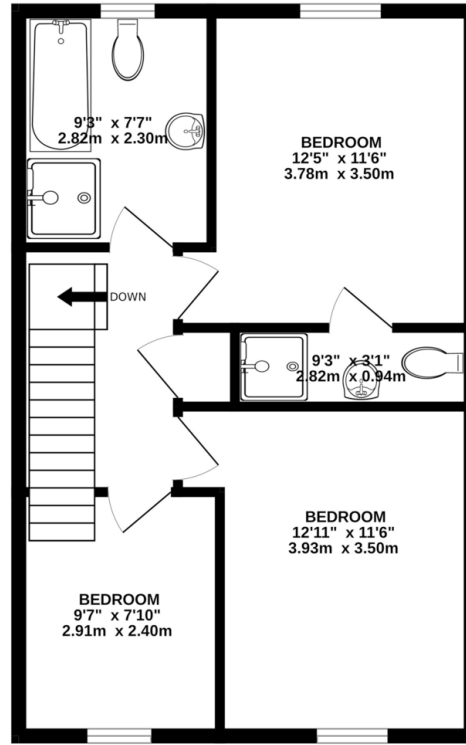
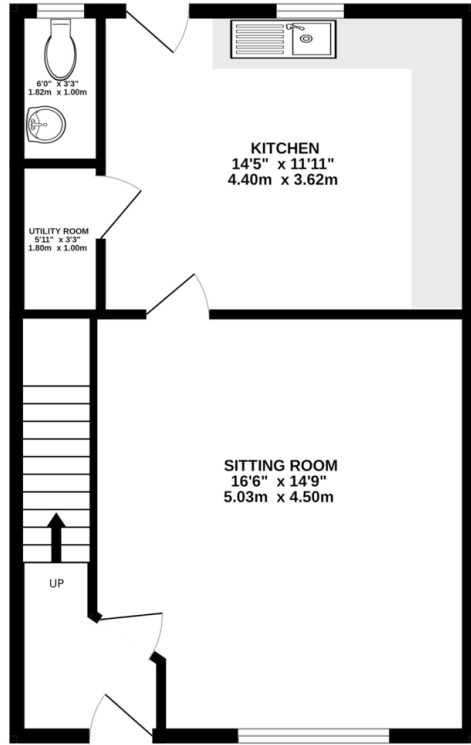
Agent's Note: The Vendor of this property is an employee of Brown&Co.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.



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