

THE STORY OF

Fordcombe Lodge

Pott Row, Norfolk

SOWERBYS



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Fordcombe Lodge

123 Leziate Drove, Pott Row
Norfolk, PE32 1DE

Detached Bungalow Sitting on a Generous Plot

Kitchen Dining Room and Utility Room

Sitting Room with Triple Aspect
Windows and a Fireplace

Three/Four Bedrooms

Main Bathroom and Separate WC

Double Garage and Ample Off-Road Parking

Established and Fully Enclosed Garden

Easy Access to Lovely Local Walks and a
Short Drive to the North Norfolk Coast

Sold with No Onward Chain

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Since 1978, the current owners have called this bungalow home. It's been a cherished space for the family, but they feel now is the time to downsize. Fordcombe Lodge is a spacious bungalow on a large plot, with the potential to become a beloved home for someone else.

Living here has been peaceful and ideal for raising children, with plenty of wildlife and friendly neighbours. The lounge has been a favorite spot, offering lovely views over the garden, and the kitchen/dining area has been a hub for family gatherings.

The property features three bedrooms and a main bathroom. Originally a four-bedroom property, one bedroom was converted into a dressing room to better suit personal needs.

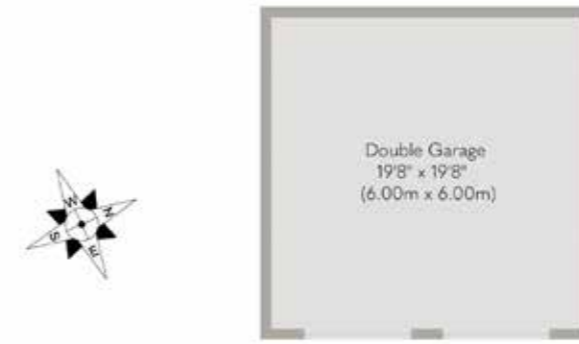
The outdoor space is well-established, with a gravel drive leading to a double garage for off-road parking. The front garden has flower beds and hedges, creating a serene atmosphere and to the rear of the property, you will find a mature garden with raised vegetable beds, flower beds, shrubs, a lovely lawn, and a patio area, perfect for summer barbecues.

Fordcombe Lodge is not only a spacious bungalow on a large plot, but it also offers great walks nearby, such as the Sugar Fen – an 80-hectare nature reserve, waiting to be enjoyed by the new owners from the moment they move in.



The view from the sitting room over the garden is so peaceful.





Garage
Approximate Floor Area
388 sq. ft
(36.00 sq. m)



Approximate Floor Area
1,199 sq. ft
(111.37 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.

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Pott Row

A SMALL RURAL VILLAGE ENJOYING EASY LIVING

A small village about 5 miles east of King's Lynn, Pott Row merges with its neighbouring villages of Grimston, Roydon and Congham to form a wonderful community enjoying the best of countryside living with easy access to amenities.

Grimston has a general store and Post Office, a medical centre, and an outstanding first school. Residents and visitors are spoiled for places to eat and drink, with the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub in Congham, the Three Horseshoes and the UnionJack pubs in Roydon, as well as the Old Bell guest house in Grimston. There's sure to be something to suit all tastes.

Congham holds the annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

King's Lynn is easily accessible from the villages and is situated on the banks of the River Ouse. It has been a hub of trade and industry since the Middle Ages, and its rich history is evident in the many beautiful buildings that still mark the historic quarter.

The town offers an excellent array of shops, supermarkets, dining options, a ten-pin bowling alley, swimming pool, football club, cinema, theatre, and three impressive churches. Various essential services are available within the town, including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college, and a library. Weekly markets and numerous events are held throughout the year.



Note from the Vendor



“After moving out of Kings Lynn this home has brought us so much tranquility.”

Garden view at Fordcombe Lodge.



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2043-7360-2094-4975

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.

TENURE

Freehold.

LOCATION

What3words: ///guitars.grips.fade

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SOWERBYS

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