



FOXGLOVE COTTAGE

Chapel Road, Pott Row, PE32 1BP

BROWN & CO

DESCRIPTION

Brown & Co are delighted to offer a stunning new build detached home in the popular and pretty village of Pott Row, located just 6.5 miles from the heart of Kings Lynn and mainline train station to Ely, Cambridge and London. First hand inspection of this beautifully built home is essential to appreciate the quality of the home offered for sale. The house is one of a pair being built in a very peaceful location in the heart of the village and is offered finished, ready for occupation and complete with appliances and fitted flooring throughout.

Foxglove Cottage is a masterpiece of contemporary house building from one of the area’s finest house builders. Cleverly designed modern living accommodation and fittings are beautifully blended into a classic country cottage style property with attractive brickwork and country cream windows set under a pantile roof. The entire ground floor benefits from underfloor heating and is tiled in a porcelain grey marble effect tile, there is a reception hallway with storage, staircase to first floor and wc. From here one enters the open plan kitchen, family and dining room; here there are double doors to the outside and a dove grey fitted shaker style kitchen with white glitter quartz worktops. There is a range cooker, with fitted splash back, integrated dishwasher and large free standing American style fridge-freezer fitted into a custom made unit. The kitchen is triple aspect and natural light floods into the room. The sitting room also has double doors to the garden patio as well as media points and zoned controlled heating. There is also access to the garage from the hall which the builder has finished with plastered walls, painted floor, radiator and utility area.

Upstairs there are three double bedrooms and family bathroom, the master bedroom having an en-suite facility. The entire first floor and stairs are fitted with a wool dark grey carpet which beautifully compliment the Farrow & Ball Pavillion Grey painted woodwork and brilliant white walls. Special attention should also be paid to the spacious family bathroom which has white marble effect tiles with bath and shower unit.

Outside the property is approached via a graveled driveway which is shared to a private driveway with parking and access to the garage which has remotely operated door. The garden is paved with a patio terrace and will be completely turfed and ready for occupation for the new owner prior to completion.

SERVICES

Services: Air source Heating, mains drainage
Council Tax Band: TBC

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure there are in working order.

ANTI MONEY LAUNDERING LEGISLATION

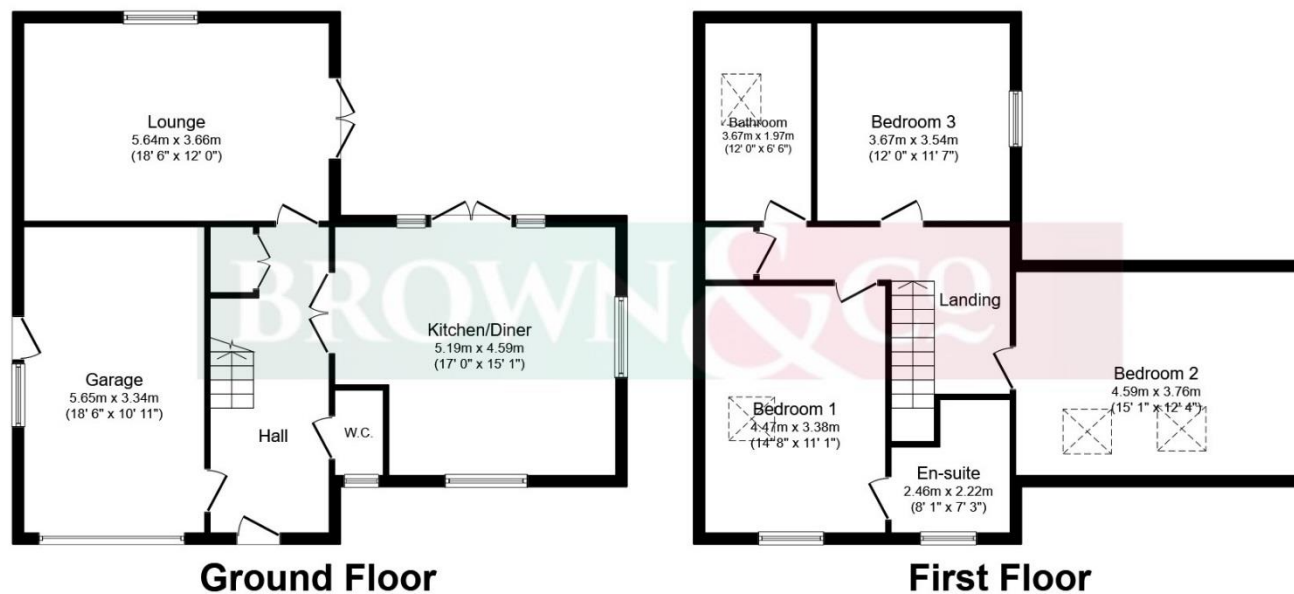
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

- Three bedroom detached house
- New build
- Popular village location
- Garage
- Underfloor heating
- Open plan triple aspect kitchen
- Zoned control heating
- Three double bathrooms
- Enclosed rear garden
- Ready for occupation







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). Plan produced for Brown & Co Powered by www.focalagent.com

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25-26 Market Chambers, Kings Lynn, Norfolk, PE30 1JJ
01553 770771 | kingslynn@brown-co.com

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