

DIRECTIONS

From the Brittons office in Dersingham, turn right onto Hunstanton Road/Lynn Road, B1440. At the roundabout, take the first exit onto the A149 and drive to the roundabout at Knights Hill. Take the first exit at this roundabout onto the A148 towards Fakenham, and almost immediately, take the right hand filter lane towards Grimston. At the next crossroads, turn right into Chapel Road, and eventually after about a mile the bungalow can be found on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



28 Ashwicken Road Pott Row King's Lynn Norfolk PE32 1BZ

THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE

Pott Row

£345,000 Freehold



ENTRANCE HALLWAY	13'1" x 5'10" (3.99m x 1.78m)
LOUNGE Double fronted bay window, log burner, french doors to side garden.	21'4 x 11'11" (6.50m x 3.63m)
KITCHEN / DINER Range of wall and base units. French doors leading out to rear garden.	22'4" x 14'9" (6.81m x 4.50m)
STUDY Storage cupboards	11'5" x 9'7" (3.48m x 2.92m)
BATHROOM Four piece suite comprising of bath, shower cubicle, wash basin and w.c.	9'4" x 9'3" (2.84m x 2.82m)
BEDROOM ONE With en-suite shower room	13'0" x 10'11" (3.96m x 3.33m)
EN SUITE SHOWER ROOM Three piece suite comprising of shower cubicle, wash basin and w.c.	6'1" x 5'7" (1.85m x 1.70m)
BEDROOM TWO	13'0" x 10'11" (3.96m x 3.33m)
BEDROOM THREE	9'1" x 8'7" (2.77m x 2.62m)
BRICK BUILT DOUBLE GARAGE Shingled driveway leading to garage	
FRONT GARDEN Garden is mainly laid to lawn with borders which wraps around three sides of the bungalow	
REAR GARDEN Mainly laid to lawn with borders and shrubs. along with patio area, greenhouse and shed.	

A rare opportunity to purchase an established and spacious detached bungalow in the sought after West Norfolk village of Pott Row. The accommodation available within this delightful property is as follows; Entrance Hall, Lounge, Kitchen/Diner, Study, Bathroom, Master Bedroom with en-suite shower room and a further two Double Bedrooms. The outside area has a shingled driveway which leads to the double brick built garage, whilst the front garden which is mainly laid to lawn with borders and shrubs, which continues round to the rear of the property where there is also a patio area. The village of Pott Row has all the qualities of a traditional village, a medical centre is in the neighbouring village of Grimston. Congham Hall Hotel and Spa is also within a 5 minute drive. Pott Row is only 7 miles from the market town of King's Lynn, and around 15 miles from the North Norfolk Coast, designated as an Area of Outstanding Natural Beauty.





