



CHAPEL ROAD

Pott Row, Kings Lynn, Norfolk, 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 the second and last remaining 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.

Cherry Tree Cottage is a masterpiece of contemporary house building from one of the area's finest house builders. The house is an impressive B energy rating. 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 fitted slate grey shaker style solid wood kitchen with wood-effect square edge 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 double 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 Pavilion Grey painted woodwork and brilliant white walls. There is also a family bathroom which has grey marble effect tiles with shower-bath and fitted cabinets.

Outside the property is approached via a gravel 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 turfed ready for occupation for the new owner.

****LAST PLOT REMAINING****

SERVICES

Services: Mains, water, electricity & drainage. Air Source heating.

EPC: B

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 these are in working order.

VIEWINGS

Strictly by appointment through the sole selling agent Brown & Co. please contact the office on 01553 770771.

ANTI MONEY LAUNDERING LEGISLATION

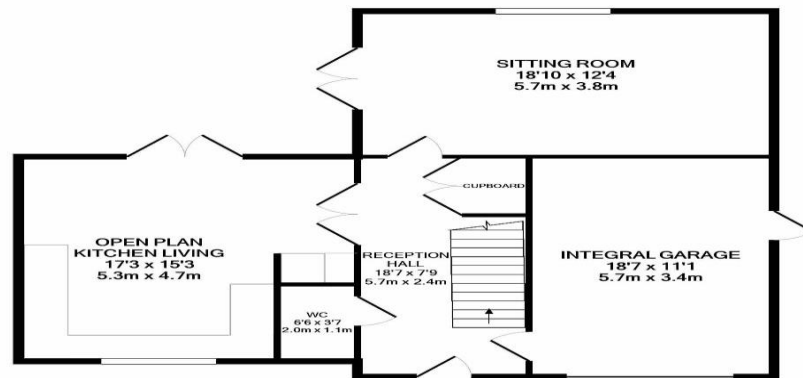
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION:

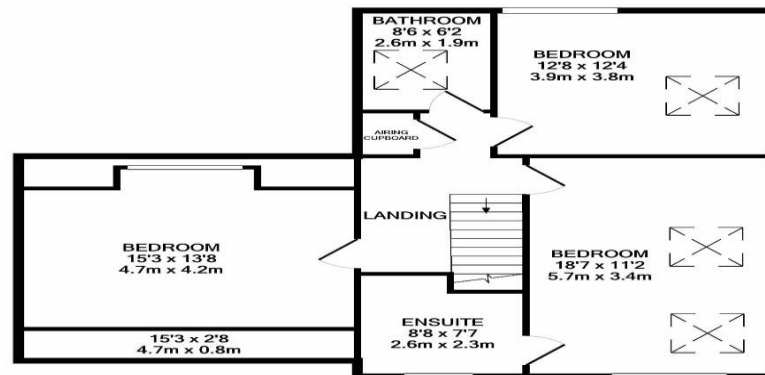
- Just released bespoke house
- Last plot remaining
- Stunning contemporary new home
- Tiled floors and carpets included
- Air source central heating/ GF under floor heating
- Stunning fitted kitchen with appliances included
- Flush fit quality sealed unit windows
- Garage with remotely operate door
- Three bedrooms and master en-suite







GROUND FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1691 SQ.FT. (157.1 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. 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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