



NEWSON & BUCK
ESTATE AGENTS

5 Philip Rudd Court
Pott Row
King's Lynn
Norfolk
PE32 1WA

£249,995

An opportunity to acquire a beautifully presented three-bedroom semi-detached home situated in the sought-after village of Pott Row. This attractive property combines modern energy efficiency with comfortable living. Of particular note is the rare A-rated Energy Performance Certificate, a significant advantage for long-term sustainability and reduced running costs. The home benefits from fitted solar panels, contributing to both environmental responsibility and financial efficiency. The accommodation is well-proportioned and thoughtfully arranged, comprising a welcoming entrance hall, a light-filled sitting room, and a versatile conservatory providing a peaceful outlook over the rear garden. The kitchen offers practical workspace and storage, ideal for modern living. Upstairs, three well-sized bedrooms, served by a family bathroom. Outside, the property enjoys a generous driveway with ample parking and an enclosed rear garden ideal for families or those seeking a quiet retreat. Located in a quiet residential setting within easy reach of local amenities and the market town of King's Lynn, this property presents a balance of tranquillity and contemporary living.

- Three Bedroom Semi Detached House
- Cul De Sac Location
- Close to Amenities & Local Doctors
- Kitchen
- Private Rear Garden
- Conseravtory
- Family Bathroom
- Village Location
- Energy Efficient Home - A EPC Rating
- Solar Panels



Entrance Hall

6' 05" x 11' 03" (1.96m x 3.43m) Entrance Door, laminate flooring, stairs to first to floor, door leading to

Kitchen

11' 03" x 11' 03" (3.43m x 3.43m) Vinyl flooring, range of base of wall and base cabinets, worktops, stainless steel sink with mixer tap, worktops, space for American style fridge/freezer, space for washing machine, space for cooker, radiator, window to front aspect

Lounge

18' 00" x 10' 03" (5.49m x 3.12m) Carpeted, radiator, window to rear aspect, sliding doors leading to

Conservatory

10' 02" x 6' 04" (3.10m x 1.93m) Laminate flooring, radiator, french doors leading to rear garden

Landing

Carpeted, window to side aspect, loft access, doors leading to

Bedroom One

10' 03" x 11' 02" (3.12m x 3.40m) Carpeted, radiator, window to rear aspect

Bedroom Two

8' 08" x 11' 02" (2.64m x 3.40m) Carpeted, radiator, window to front aspect

Bedroom Three

7' 10" x 7' 05" (2.39m x 2.26m) Carpeted, window to rear aspect, radiator

Bathroom

5' 08" x 6' 08" (1.73m x 2.03m) Tiled flooring, panelled bath with electric shower over, hand basin, low level flush w/c, window to front aspect, airing cupboard.

External

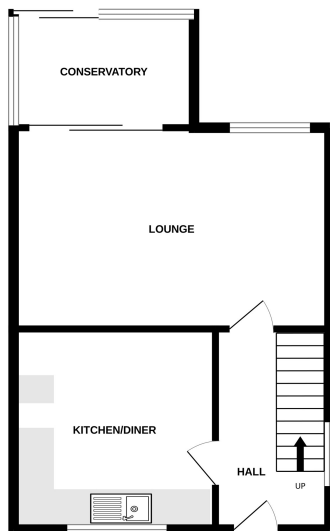
The property is approached via gravel driving providing ample off road parking for multiple cars. The private rear garden is fenced and mainly laid to lawn with a patio area off the conservatory.

EPC - A

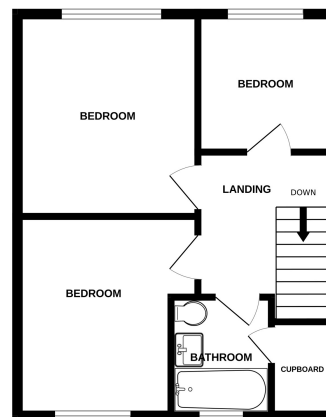
Council Tax - B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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