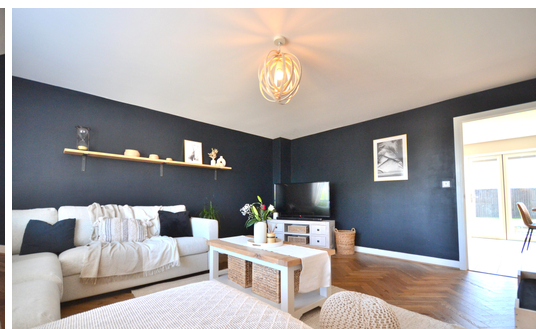




NEWSON & BUCK  
ESTATE AGENTS



## 16 Ashwicken Road, Pott Row, King's Lynn, Norfolk PE32 1BZ ~~187,500~~ 225,000

Popular village location and immaculately presented! Newson & Buck are proud to offer to the market this fantastic four bedroom family home situated in one of the most desirable village locations just 6 miles from King's Lynn. The property comprises of entrance hallway, living room, Kitchen diner, utility room, downstairs w/c, four bedrooms with an en-suite to the master and a family bathroom. Further more there is air source heating and underfloor heating throughout the ground floor, a garage, off road parking for numerous vehicles and a spacious enclosed rear garden. The local school can be found within walking distance with further conveniences such as the local post office and doctors surgery in the neighbouring village of Grimston. Viewing is essential with this spectacular family home.



01553 775151



### Entrance Hallway

6' 5" x 14' 5" (1.96m x 4.39m) LVT Flooring, under floor heating, under stairs cupboard, stair case to first floor

### Living Room

13' 0" x 16' 2" (3.96m x 4.93m) Herring bone solid wood flooring, under floor heating, one double glazed window.

### Kitchen Diner

17' 7" x 11' 1" (5.36m x 3.38m) LVT flooring, under floor heating, one double glazed window, bi-folding patio doors leading to rear garden, fitted kitchen units, stainless steel sink drainer, integrated oven, fridge freezer and dishwasher, induction hob with over head extractor

### Utility Room

5' 4" x 8' 4" (1.63m x 2.54m) LVT flooring, under floor heating, one double glazed window, fitted cupboard space, sink, space for washing machine and tumble dryer

### W/C

LVT flooring, under floor heating, corner sink, low flush w/c, one double glazed window.

### Landing

Fitted carpets, one double glazed window, loft hatch access.

### Bedroom One

10' 9" x 14' 10" (3.28m x 4.52m) Fitted carpets, one radiator, two fitted wardrobes, one double glazed window.

### En-Suite

Tiled flooring, shower, sink, low flush w/c, one radiator

### Bedroom Two

Fitted carpets, one radiator, one double glazed window,

### Bedroom Three

7' 11" x 9' 8" (2.41m x 2.95m) Fitted carpets, one radiator, one double glazed window.

### Bedroom Four

6' 2" x 9' 2" (1.88m x 2.79m) Fitted carpets, one double glazed window, one radiator

### Bathroom

7' 0" x 8' 2" (2.13m x 2.49m) Tiled flooring, one towel radiator, one double glazed window, bathtub, separate shower, sink, low flush w/c.

### Rear Garden

Enclosed rear garden, patio area side access to garage.

### Garage

Up & over front door, side door to rear garden, fitted electrics and lighting.

### EPC - B

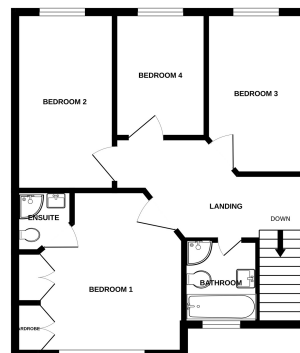
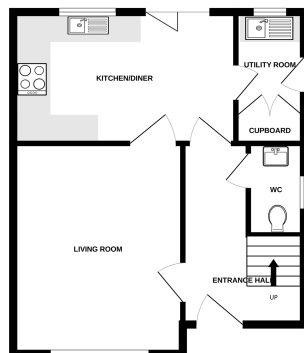
### Council Tax Band D

### Agents Notes



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 misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. 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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