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**King & Partners**



2 Abbey Cottage

Station Road

West Dereham

£240,000

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## 2 Abbey Cottage

West Dereham, King's Lynn, PE33 9RR

This lovely period cottage is situated in the rural village of West Dereham which is located approximately 5 miles from Downham Market town and its mainline train station. The property benefits from 2 double bedrooms, first floor bathroom and a living/dining room with a wood burning stove. The kitchen and utility area has been refitted by the current owner with integrated appliances and oak worktops. Outside there is plenty of parking space with a double width gravel and gated driveway. There is a spacious workshop which has storage rooms and a toilet ideal for buyers looking for hobby space or a working space subject to any consents required. The enclosed rear garden has mature shrubs and plants to borders with a timber garden shed. The home benefits from oil central heating and UPVC double glazing and viewing is recommended to fully appreciate all it has to offer.



### Living/Dining Room

5.34m x 4.12m (17' 6" x 13' 6") UPVC double glazed window to front and two to side. Wood burning stove with surround, mantle and hearth. Laminate floor. 3 Radiators. Shelving to recess. Stairs to first floor with cupboard under. Television & telephone points. Latch door to kitchen.

### Kitchen

3.67m x 2.03m (12' 0" x 6' 8") Units at base and wall level. Oak worktops & splash back. Built in double electric oven. Hob with extractor hood over. Ceramic sink and drainer with mixer tap. Integrated fridge freezer. Space for dishwasher. Tiled floor. UPVC double glazed window to rear. Designer radiator. Larder cupboard. Opening to utility area.

### Utility area

2.02m x 1.39m (6' 8" x 4' 7") Wall cupboards. Oak worktops. Space for washing machine and tumble drier. UPVC double glazed door to garden and window to side. Tiled floor. Spot lights.

### First Floor Landing

Double doors to built in cupboard/wardrobe. Latch doors to bedrooms and bathroom.

### Bedroom 1

3.42m x 3.21m (11' 3" x 10' 6") UPVC double glazed window to front. Built in cupboard. Radiator. Loft access.

### Bedroom 2

3.65m x 2.06m (12' 0" x 6' 9") UPVC double window to rear. Radiator. Shelving to recess.

### Bathroom

2.10m x 1.79m (6' 11" x 5' 10") Bath with shower over and screen. Hand wash basin to vanity unit. W.C. Tiled walls. Storage cupboard. UPVC double glazed window to side. Laminate floor. Heated towel rail.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.