



NEWSON & BUCK  
ESTATE AGENTS



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## 25 Vong Lane, Pott Row, King's Lynn, Norfolk PE32 1BW £399,995

A beautifully presented three bedroom detached bungalow that has been transformed by the current owners. The open plan living gives the property a modern feel which is ideal for social occasions. The accommodation comprises hall, open plan kitchen living room, three bedrooms and a luxury family bathroom. The property further benefits a detached garage, oil fired central heating, off road parking for numerous vehicles and solar panels to the front aspect. Local amenities can be found in the surrounding villages with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



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### Hall

Double glazed door and window to front, column radiation, tiled flooring, access to loft and two storage cupboards.

### Living Room

23' 4" x 13' 2" (7.11m x 4.01m) Double glazed window to front, double glazed doors to rear, wood burning stove, column radiator and tiled flooring. Open to Kitchen:

### Kitchen

11' 8" x 10' 10" (3.56m x 3.30m) Double glazed door and window to rear, bespoke fitted kitchen with Apollo worktops, space for range style cooker, integrated fridge freezer, integrated dishwasher, integrated washing machine and tiled flooring.

### W/c

Double glazed window to front, low flush w/c, bowl sink with mixer tap and tiled flooring.

### Bedroom One

10' 10" x 11' 9" (3.30m x 3.58m) Double glazed window to rear, built in wardrobes, radiator and wooden flooring.

### Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m) Double glazed window to rear, built in wardrobes, radiator and laminate flooring.

### Bedroom Three

8' 6" x 9' 10" (2.59m x 3.00m) Double glazed windows to front, radiator and laminate flooring.

### Bathroom

10' 10" x 8' 4" (3.30m x 2.54m) Double glazed window to rear, corner shower enclosure, vanity unit with wash hand basin, low flush w/c, designer towel radiator, bathtub with mixer tap and tiled flooring.

### Garage

Up and over door to front, door and window to side.

### Garden

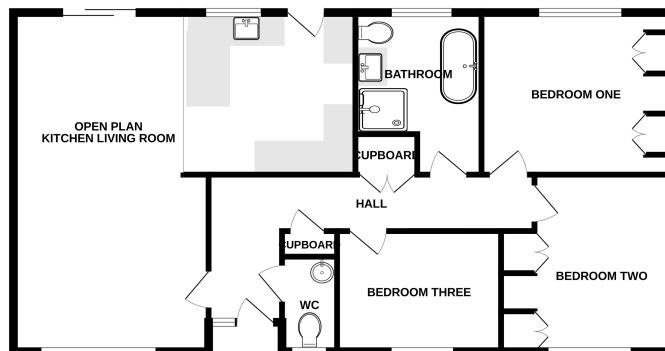
To the front of the property is a shingle driveway creating off road parking for numerous vehicles, gated access leads to further parking and the detached garage. To the rear of the property is a garden mainly laid to lawn benefitting from a patio area with pergola above creating a beautiful seating area.

**EPC Rating: E**

**Council Tax Band: D**



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 is made regarding their operation or condition.  
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