



NEWSON & BUCK  
ESTATE AGENTS



## Ashwicken Road, Pott Row, King's Lynn

£395,000

Newson & Buck are proud to present to the market this beautiful finished four bedroom detached family home situated within the new development of Stave Meadows, Ashwicken Road, Pott Row. The ground floor accommodation comprises hall, lounge, kitchen/diner, utility room and w/c. To the first floor is a family bathroom and 4 bedrooms with the master bedroom benefitting from an en-suite. The properties further benefit from air source heating, off road parking and a garage. Pott Row is an idyllic Norfolk village located approximately 6 miles East of King's Lynn. Surrounding villages have local amenities including a village shop/post office, medical centre and a public house. The village is within easy reach of King's Lynn and The Queen Elizabeth Hospital, as well as an extensive range of shopping facilities. There is a main line rail link into Cambridge and London King's Cross. Sandringham Estate and the North Norfolk Coast are located nearby.



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## Entrance Hallway

LVT flooring, staircase to first floor.

## Lounge

4.82m x 4.72 (15'10" x 15'6") Fitted carpets, double glazed patio doors opening to rear garden, fully fitted log burner, one double glazed window.

## Kitchen Diner

3.33m x 7.47m (10'11" x 24'6") Fully fitted kitchen, tiled splash backs, on double glazed window, double glazed patio doors leading to rear garden, one double glazed window, induction hob with extractor above, stainless steel sink drainer, integrated oven, integrated fridge freezer and dishwasher, LVT flooring.

## Utility Room

2.69m x 1.62m (8'10" x 5'4") LVT flooring, stainless steel sink drainer, door leading to drive way, one double glazed window, space for washing machine and tumble dryer.

## W/C

LVT flooring, sink, low flush W/C, one double glazed window.

## Landing

Fitted carpets, loft hatch access.

## Master Bedroom

3.33m x 4.15m (10'11" x 13'7") max measurements. Fitted carpets, one double glazed window, one radiator, fitted double wardrobes.

## En Suite

LVT flooring, shower cubical, sink, low flush W/C, one towel radiator.

## Bedroom Two

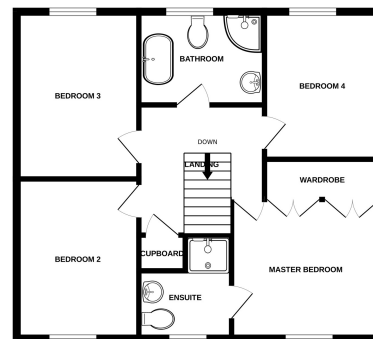
2.89 x 3.73m (9'6" x 12'3) One radiator, fitted carpets, one double glazed window.

## Bedroom Three



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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