



The Cottage
 Boughton Road
 Stoke Ferry

£230,000



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Stoke Ferry, King's Lynn, PE33 9ST

Discover the perfect blend of country charm and spacious accommodation in this delightful 3-bedroom semi-detached cottage, ideally located in a non-estate position in the picturesque parish of Stoke Ferry, Norfolk. Boasting a sought-after south-west facing garden, this property offers lovely views over the surrounding farmland, providing a serene and idyllic living environment.

From the entrance hall there is access to the open plan living/dining room with a beautiful log burning stove and patio doors to the rear garden. The fitted kitchen overlooks the front and there is also a utility room and downstairs shower room. On the first floor there are 2 bedrooms and one bedroom/office with a bathroom off of it. From bedroom 2 there is an additional room leading from it which has a number of uses. The attractive mature garden has both patio and decked areas.



Timber And Glazed Door With Storm Porch Over To:

Entrance Hall

6' 3" x 3' 7" (1.91m x 1.09m) Laminate floor. Radiator. Archway to Living/Dining area.

Living/Dining Area

18' 8" x 16' 5" (5.69m x 5.00m) UPVC double glazed window to side. UPVC patio door to rear garden. Laminate floor. Log burning stove. Staircase to first floor. Part glazed door to kitchen.

Kitchen

5' 6" x 15' 8" (1.68m x 4.78m) Two UPVC double glazed windows to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for oven. Extractor hood. Integrated dishwasher. Space for fridge freezer. Tiled floor. Radiator.

Ground Floor Shower Room

6' 6" x 3' 10" (1.98m x 1.17m) Shower cubicle. Wash hand basin. W.C. Heated towel rail. Tiled floor. Extractor.

Utility Room

7' 7" x 7' 8" (2.31m x 2.34m) UPVC double glazed window to rear. Space for washing machine and tumble dryer. Storage cupboard. Oil fired boiler. Tiled floor. Extractor fan. Door to rear garden.

First Floor Landing

Loft hatch.

Bedroom 1

9' 11" x 14' 9" (3.02m x 4.50m) UPVC double glazed window to rear. Storage cupboard. Radiator. Exposed floor boards. Television point.

Bedroom 3/ Office

7' 11" x 8' 9" (2.41m x 2.67m) UPVC double glazed window to front. Radiator. Door to first floor bathroom. Loft hatch.

First Floor Bathroom

6' 5" x 8' 9" (1.96m x 2.67m) Velux window. Wash hand basin. Corner bath with panel. W.C. Heated towel rail. Wall heater. Laminate floor. Extractor.

Bedroom 2

8' 2" x 14' 10" (2.49m x 4.52m) UPVC double glazed window to side. Cupboard with airing cupboard. Television point. Door to bedroom.

Storage Room

5' 6" x 17' 1" (1.68m x 5.21m) UPVC double glazed window to side. Velux window to front. Laminate floor. Radiator.

Front

Block paved driveway to front. Side access to rear.

Rear Garden

Patio area. Mature planting. Lawn. Decked area. Shed with power and light. Outside tap.

Agents Note:

The neighbour has right of way to the side of the garden for maintenance.

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.