



23
11-12-2023



NEWSON & BUCK
ESTATE AGENTS

29 Chapel Road
Pott Row
King's Lynn
Norfolk
PE32 1BS

£419,995

Welcome to Holly House. A beautifully extended 4-bedroom, 2-reception semi-detached period cottage, combining character features with modern living. Built circa 1902, the property benefits from solid brick and carstone construction, with a rear extension added previously in 2016, as well as a newly fitted staircase and new shower room by the current owners. The ground floor offers an entrance hall/boot room, kitchen, sitting/dining room, family room, and bathroom, while the first floor comprises four bedrooms and a shower room. Features include oil-fired central heating, UPVC double glazing, and a mix of period and oak doors with wrought iron fittings blending with the modern feel to the home. Outside, there is off-road parking to the front, gardens front and rear, and a useful outbuilding. Set in the sought-after village of Pott Row on the outskirts of King's Lynn, the property is close to countryside walks, Royal Sandringham, and the North Norfolk coast, with excellent road and rail connections to Cambridge, Norwich, and London. Early viewing is strongly recommended to appreciate this charming home.

- FOUR BEDROOM CHARACTER PROPERTY
- TWO BATHROOMS
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- OIL CENTRAL HEATING & DOUBLE GLAZING
- OFF ROAD PARKING
- PRIVATE REAR GARDEN



Entrance Hall

4' 6" x 13' 03" (1.37m x 4.04m) Entrance door, tiled flooring, two velux windows, stable style door leading to rear garden, door leading to

Kitchen

10' 07" x 8' 09" (3.28m x 2.67m) Laminate flooring, range of base and wall cabinets, wooden worktops, butler style sink, mixer tap over, intergrated freezer, integrater dishwasher, cooker, space for fridge/freezer, window to rear aspect, radiator, opening to

Utility Area

2' 04" x 8' 03" (0.71m x 2.51m) Tiled flooring, space and plumbing for washine machine, door to

Downstairs Bathroom

7' 09" x 6' 10" (2.36m x 2.08m) Laminate flooring, pannelled p shaped bath with shower over, inset spotlights, low level flush w/c, hand basin, towel radiator, window to rear aspect

Lounge/Diner

12' 05" x 17' 02" (3.78m x 5.23m) Carpeted, two windows to side aspect, window to front aspect, brick surround fireplace, radiator, stairs to first floor, door leading to

Family Room

10' 05" x 13' 10" (3.17m x 4.22m) Carpeted, feature fireplace, radiator, entrance door, window to front aspect

Landing

Wooden flooring, doors leading to

Bedroom

10' 05" x 13' 01" (3.17m x 3.99m) Wooden flooring, feature fireplace, radiator, window to front aspect

Bedroom

12' 05" x 10' 07" (3.78m x 3.23m) Carpeted, storage cupboard, radiator, window to front aspect

Bedroom

9' 02" x 9' 02" (2.79m x 2.79m) Wooden flooring, radiator, window to rear aspect

Bedroom

9' 03" x 5' 10" (2.82m x 1.78m) Wooden flooring, window to rear aspect, radiator

Shower Room

7' 05" x 6' 09" (2.26m x 2.06m) Laminate flooring, window to side aspect, walk in shower cubicle with tiled surround with rainfall shower over and separate shower attachment, towel radiator, vanity unit with inset hand basin and low level flush w/c

External

The property benefits from a shingle driveway providing off-road parking. The front garden features attractive flower and shrub borders, with twin gates giving access to the side of the property. An oak-framed, pantiled porch provides a charming entrance and leads to the front door.

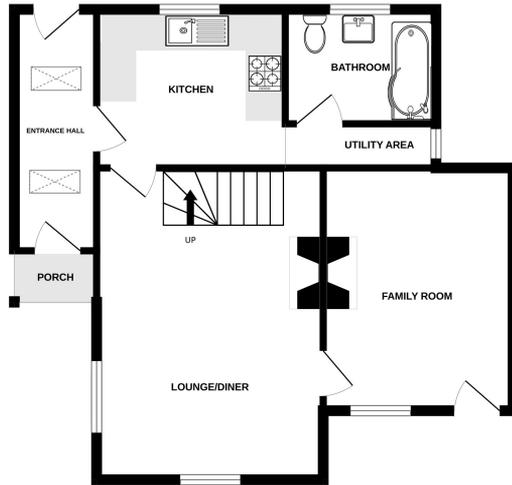
To the rear a private enclosed garden laid to mainly lawn which is fenced, there is also a small brick built outbuilding with lean-to attached.

Council Tax - C

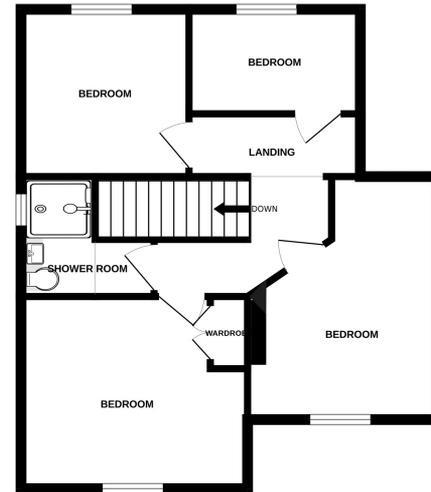
EPC - D



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 sq.m.) approx.

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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