



46 Chapel Road
Pott Row
King's Lynn
Norfolk
PE32 1BP

£475,000

A highly desirable bespoke four bedroom chalet situated on a corner plot in the popular village of Pott Row. The ground floor accommodation comprises hall, kitchen diner, lounge, ground floor bathroom and two ground floor double bedrooms. To the first floor are two double bedrooms, both benefitting from en-suites. The property further benefits from oil fired central heating, off road parking for numerous vehicles and a double garage. Local amenities can be found in the village and the surrounding villages, including a doctors surgery in the neighbouring village of Grimston. A full range of amenities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Detached Chalet
- Kitchen Diner
- Ground Floor Bathroom
- Four Double Bedrooms
- Two En-suites
- EPC Rating: D
- Double Garage
- Corner Plot



Hall

Double glazed door and window to front, storage cupboard, radiator and fitted carpet.

Kitchen Diner

24' 0" x 12' 3" (7.32m x 3.73m) Double glazed doors to rear, double glazed window to front, fitted kitchen with matching wall and base units, granite work surfaces with ceramic sink, integrated oven and microwave, integrated hob with extractor above, integrated dishwasher, wine rack, breakfast bar, two designer radiators and travertine tiled flooring.

Lounge

26' 9" Max x 13' 3" (8.15m x 4.04m) Double glazed doors and windows to front, double glazed windows to rear and side, feature brick fireplace with break hearth and wood burning stove, two radiators and fitted carpet.

Bathroom

7' 4" x 8' 4" (2.24m x 2.54m) Double glazed window to rear, panel bath, low flush w/c, pedestal wash hand basin, towel radiator, tiled flooring and partially tiled walls.

Bedroom Four

11' 8" x 11' 3" (3.56m x 3.43m) Double glazed window to front, radiator and fitted carpet.

Bedroom Three

11' 5" x 13' 3" (3.48m x 4.04m) Double glazed window to rear, radiator and fitted carpet.

Landing

Velux window to rear, storage cupboard, radiator, eaves storage, access to loft and laminate flooring.

Master Bedroom

14' 7" x 13' 3" (4.45m x 4.04m) Double glazed window to front, double glazed Velux window to rear, radiator and laminate flooring.

En-Suite To Master

9' 1" x 9' 2" (2.77m x 2.79m) Double glazed Velux window to front, massage bathtub, vanity unit with wash hand basin, low flush w/c, corner shower enclosure , towel radiator, tiled flooring and partially tiled walls.

Bedroom Two

14' 7" x 11' 6" (4.45m x 3.51m) Double glazed window to front, double glazed Velux to rear, eaves storage, radiator and laminate flooring.

En-Suite To Bedroom Two

8' 8" x 4' 8" (2.64m x 1.42m) Double glazed window to front, shower enclosure, pedestal wash hand basin, low flush w/c, radiator, tiled flooring and partially tiled walls.

Double Garage

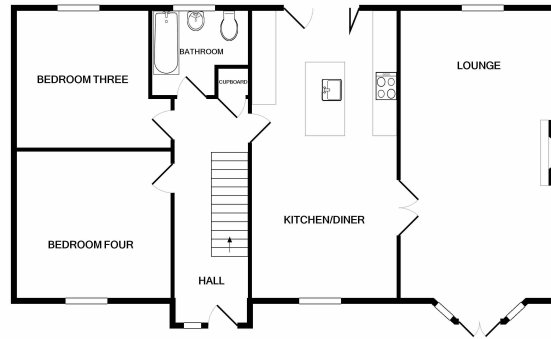
18' 2" x 17' 0" (5.54m x 5.18m) Up and over door to front, personal door to side, window to rear, with power and lighting.

Garden

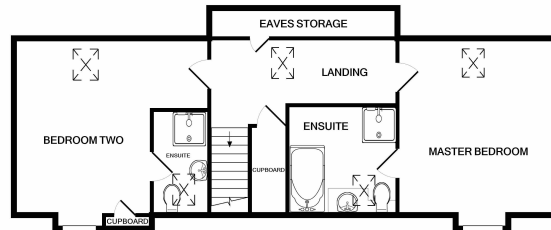
To the front of the property is a garden mainly laid to lawn with flowers, shrubs, mature trees and hedging to the front boundary. A large shingled driveway creating parking for numerous vehicles and a double garage is situated to the side of the property, gated access then leads to the private rear garden. The rear garden is mainly laid to lawn with a variety of plants, trees and shrubs, a patio area and external storage room housing the oil fired boiler.

EPC Rating: D





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 6/2021



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com