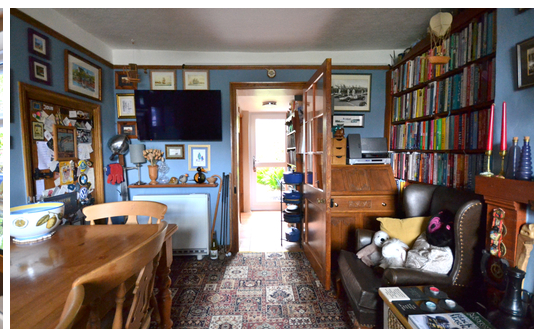




NEWSON & BUCK  
ESTATE AGENTS



## 5 Pleasant House, Abbey Road, Great Massingham, King's Lynn, Norfolk PE32 2HN £409,995

Newson and Buck welcome you to Pleasant House, originally built in the early 1700's this beautiful three bedroom terraced cottage sits opposite the green in a sought after location in the village of Great Massingham. This charming property brings together a blend of original character features while being tastefully modernized over recent times. The accommodation provides two reception rooms, kitchen, utility and w/c to the ground floor while the first floor has three bedrooms and a modern shower room. Externally the rear garden is perfect for those Summer evenings as it provides a social but private space.

Local amenities can be found in the village including post office, schooling, village hall and Dabbling Duck Public House. A full range of facilities can be found in King's Lynn Town centre including a main line rail link into Cambridge and London King's Cross.



#### Entrance Lobby

Entrance door, stairs to first floor, doors leading to

#### Dining Room

8' 06" x 14' 07" (2.59m x 4.45m) Carpeted, feature fireplace with log burner installed, window to front aspect.

#### Lounge

9' 08" x 15' 03" (2.95m x 4.65m) Carpeted, window to front aspect, radiator, under stairs cupboard

#### Kitchen

9' 07" x 8' 08" (2.92m x 2.64m) Tiled floor, window to rear aspect, inset butler sink with mixer tap over, space for fridge/freezer, space for cooker, radiator, space for dishwasher

#### Utility Room/ Downstairs W/C

4' 08" x 3' 0" (1.42m x 0.91m) Tiled floor, tiled walls, space for washing machine and tumble dryer, 2 in 1 toilet and sink unit, window to rear aspect, radiator

#### Landing

Carpeted, Velux window, storage cupboard, doors leading to

#### Bedroom One

10' 11" x 14' 07" (3.33m x 4.45m) Window to front with secondary glazing, carpeted, storage cupboard, door leading to bathroom (Jack and Jill style) two built in wardrobes, feature fireplace

#### Bedroom Two

08' 06" x 14' 07" (2.59m x 4.45m) Window to front with secondary glazing, carpeted, storage cupboard

#### Bedroom Three

6' 07" x 9' 0" (2.01m x 2.74m) Double glazed window to rear, carpeted, radiator

#### Shower Room

05' 02" x 7' 08" (1.57m x 2.34m) Rectangle shower cubicle with electric shower enclosure, double glazed window to rear, low level flush w/c, vanity unit with sink and mixer tap., towel radiator, tiled walls, LVT flooring.

#### External

To the rear the property provides a social but private space, the rear is laid to single. A pizza oven space for BBQ and a rear storage shed. The front is laid to single with shrubbery and a path leading to the front porch.

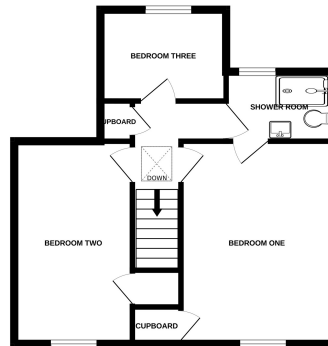
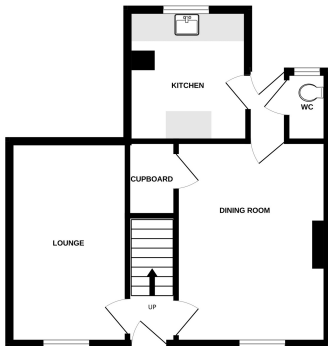
#### Council Tax - A

#### EPC - Awaiting



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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