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**King & Partners**



# Abbey Cottage

Station Road

West Dereham

£225,000

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# Abbey Cottage

West Dereham, King's Lynn, PE33 9RR

A really well presented semi-detached brick and flint cottage in the semi rural location of West Dereham. The property has been well maintained by the current owners and now offers a perfect blend of character and modern living. There is a cosy living/dining room which leads through to the kitchen with modern appliances. On the first floor are two bedrooms plus a beautiful shower room with well planned fitted units. Outside to the rear is a low maintenance garden which has areas laid to slate and gravel offset with mature planting. To the front of the property is a gravel parking area and an area with shrubs and mature planting.



Part Glazed Door To

Living/Dining Room

17' 6" x 13' 8" (5.33m x 4.17m) UPVC double glazed window to front and side. Two radiators. Staircase to first floor. Under stairs storage.

Kitchen

6' 8" x 11' 11" (2.03m x 3.63m) UPVC double glazed window to rear. Radiator. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Electric hob with extractor hood. Double electric oven. Space for under counter fridge and freezer. Space for washing machine and slimline dishwasher. Wall mounted boiler. Part glazed door to garden.

Bedroom 1

11' 0" x 10' 7" (3.35m x 3.23m) UPVC double glazed window to front. Radiator. Loft access. Cupboard.

Bedroom 2

UPVC double glazed window to rear. Radiator.

Shower Room

5' 11" x 7' 1" (1.80m x 2.16m) Shower cubicle with rainfall shower head and shower riser rail. Fitted units incorporating a W.C. and wash hand basin. Heated towel rail.

Outside

To the front is a gravel parking area. Mature plants and shrubs within a well maintained border.

To the rear is a low maintenance garden with areas laid with slate and gravel defined by sleepers. Mature planting and areas for entertaining.

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.

