



123 Leziate Drove, Pott Row

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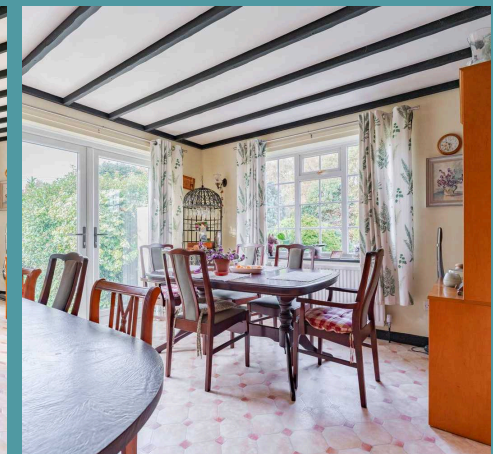
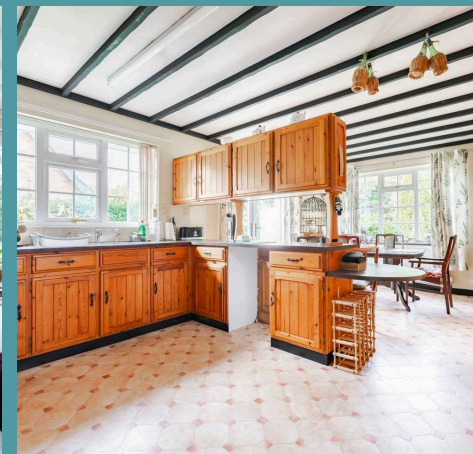
Pott Row, King's Lynn

LOCATION

Pott Row is a charming village nestled just five miles east of King's Lynn, offering the perfect blend of peaceful countryside living while still being close to a range of local amenities. The village is well-connected with its neighboring communities, Grimston, Roydon and Congham.

Grimston, the largest nearby village, offers a range of essential amenities such as a general store, Post Office, a medical centre, and an outstanding first school. For dining options, the area is spoilt for choice, with a variety of places to enjoy a meal or drink. Notable options include the elegant Congham Hall Hotel and Restaurant and The Anvil Inn pub in Congham, Three Horseshoes, the Old Bell guest house and the UnionJack pubs in Roydon.

King's Lynn is easily accessible, located along the River Ouse. The town offers a wider range of amenities, including shops, supermarkets, dining options, a ten-pin bowling alley, swimming pool, cinema, theatre, and a football club. It is home to three impressive churches, as well as essential services such as the Queen Elizabeth Hospital, police and fire stations, primary and secondary schools, a college, and a library. Weekly markets and a variety of events take place throughout the year, contributing to the town's vibrant community atmosphere.





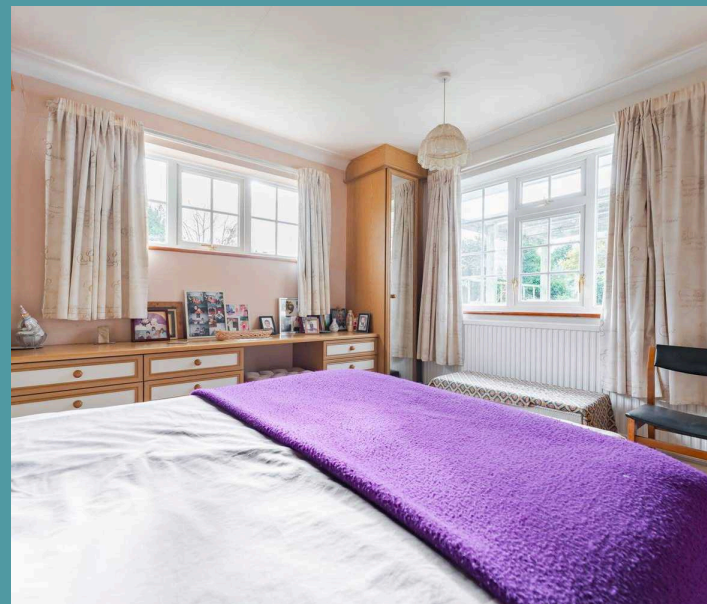
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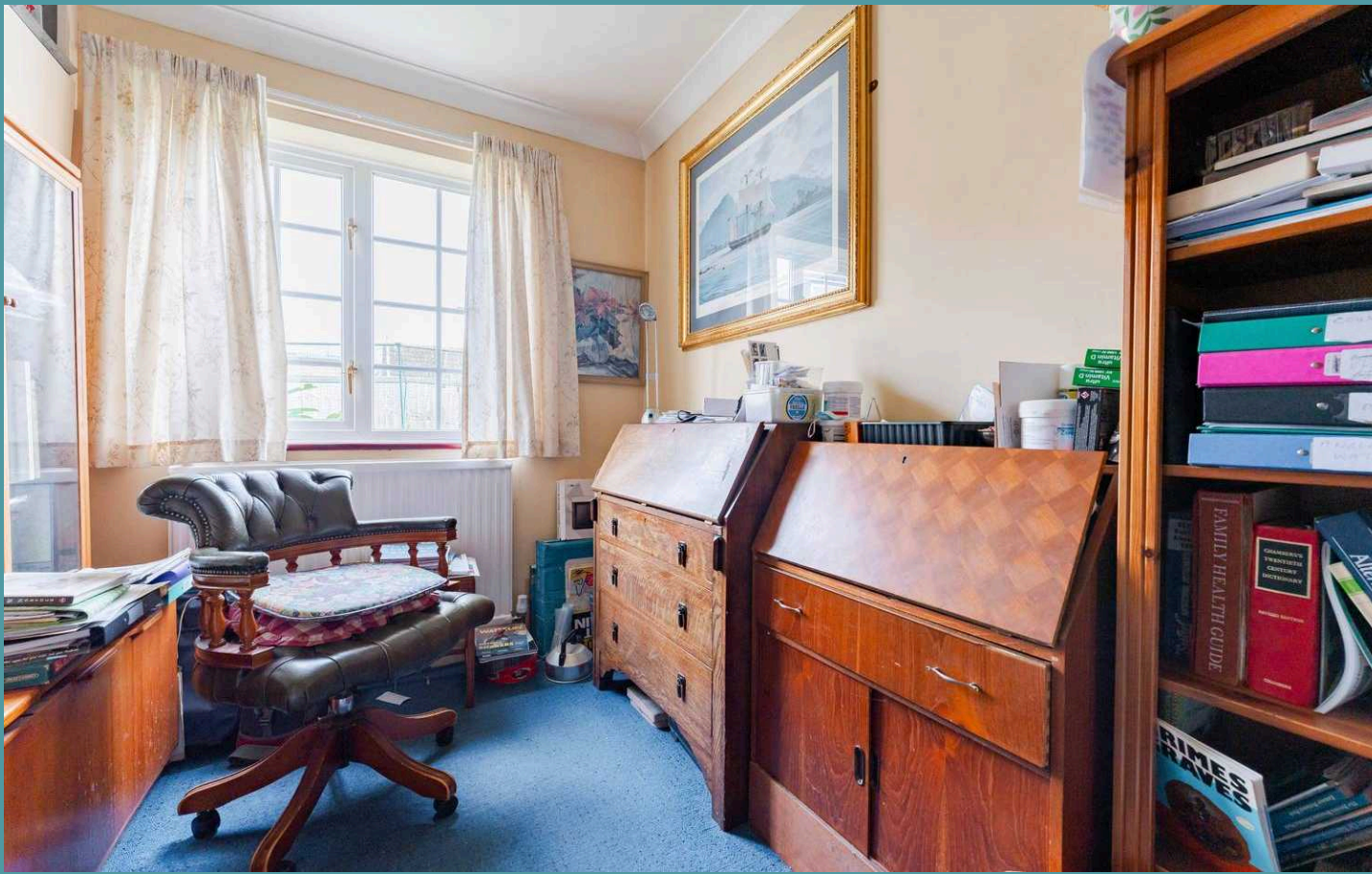
This beautiful detached home is a rare find that combines comfortable living spaces with a desirable location. Sitting on a generous size plot, it offers a timeless appeal, spacious accommodation, and convenient amenities, with an ample amount of potential. Don't miss out on the chance to acquire this remarkable residence and experience all it has to offer.

LEZIATE DROVE

Presented to the market with no onward chain, this three-bedroom detached house has been lovingly maintained by the current owners who have resided in this home since 1978. With a timeless appeal and versatile accommodation, this property offers a warm and welcoming ambience that will surely make you feel right at home.



Upon entering, you are greeted by a welcoming entrance hall. Immediately capturing your attention is the large sitting room featuring triple aspect windows that flood the room with natural light. The focal point of this room is the brick-built fireplace with an inset wood burner, perfect for cosy evenings spent with loved ones. The open-plan kitchen/dining room ensures effortless interaction when hosting occasions and everyday family living. It is well-equipped with fitted units and appliances to be able to cook your favourite meals. Complemented by a utility room, for your additional storage and laundry essentials.

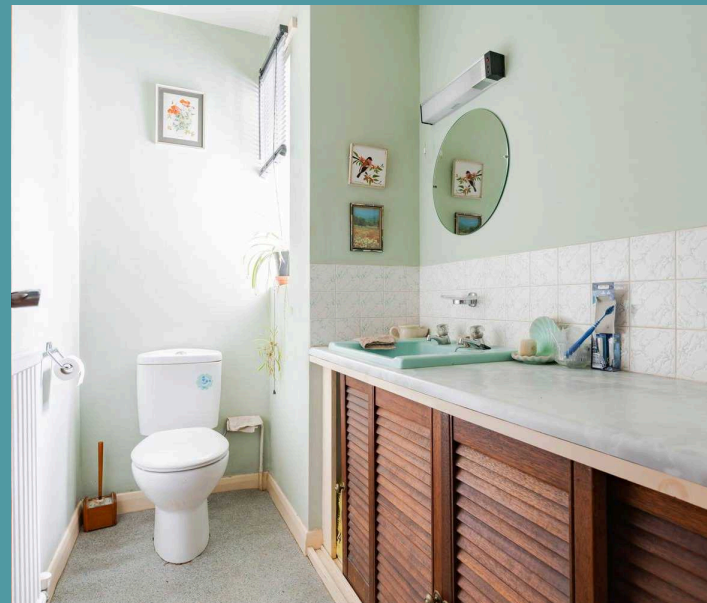


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The bungalow features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private dressing room, that was previously a fourth bedroom if you require additional living accommodation. The bathroom comprises of a three-piece suite, as well as a separate WC, ensuring convenience and ease.

Towards the rear is a generous size garden, offering endless possibilities for outdoor activities and enjoyment. It creates ample space tailored to individual preferences, including gardening, outdoor dining and entertainment. It is primarily laid to lawn, boarded by vegetable patches, planted beds, shrubbery and a patio area for your outdoor seating arrangements. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a gravel driveway providing ample off-road parking, alongside a double garage for your storage options.





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AGENTS NOTES

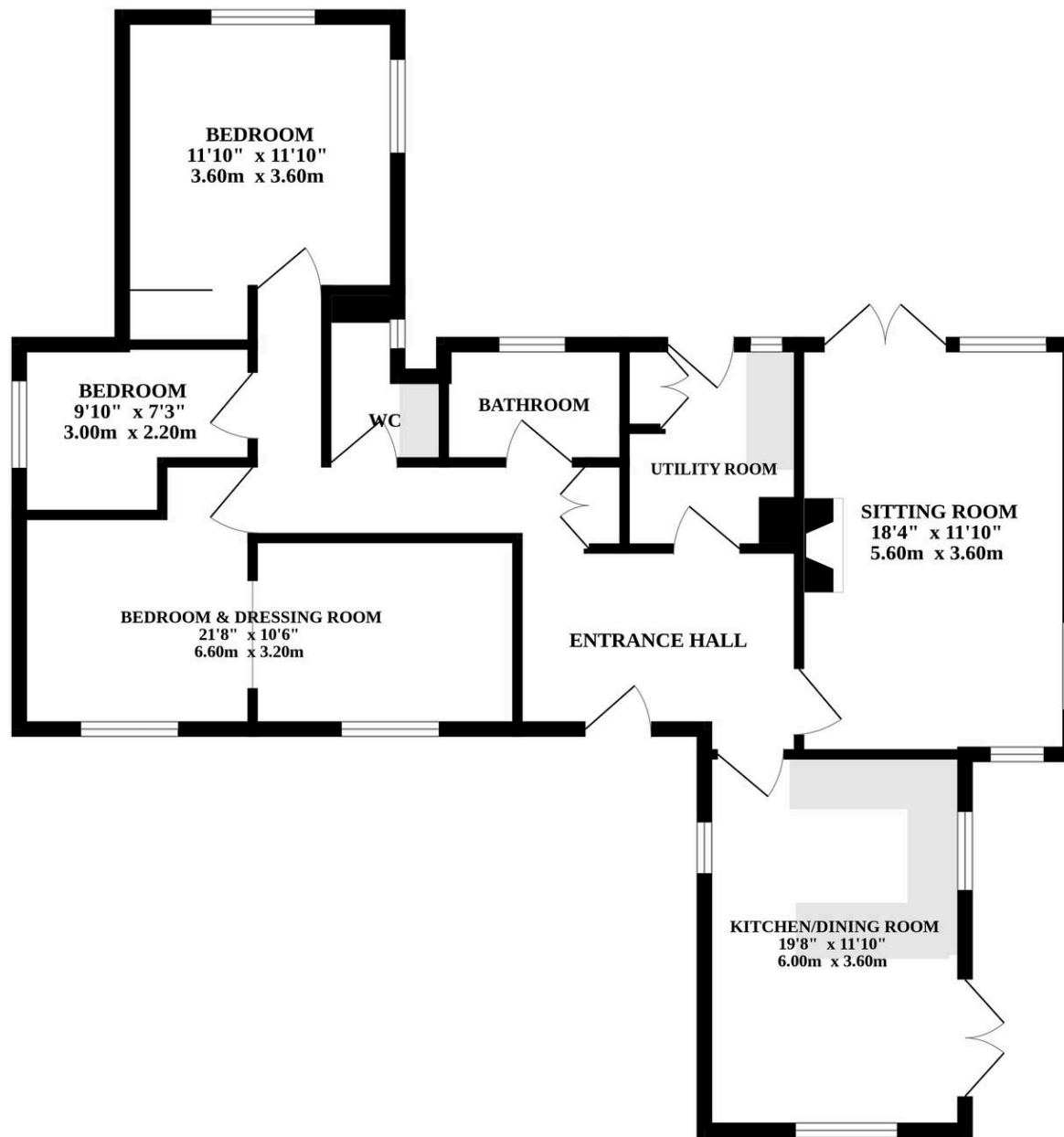
We understand that this property is freehold.

Council Tax Band: D

- Charming detached bungalow - Situated on an expansive plot
- No onward chain
- Current owners have lived in this home since 1978
- Beautiful home with spacious and versatile accommodation
- Large sitting room with triple aspect windows - Brick-built fireplace with inset wood burner
- Open-plan kitchen/dining room & a utility room - Suitable for entertaining loved ones
- Three bedrooms with the potential for a fourth - Bathroom & a separate WC
- Driveway providing ample off-road parking & a double garage
- Generous size garden offering endless possibilities - Fully enclosed for privacy
- Easy access to local walks, a range of amenities and a short drive to the North Norfolk Coast



GROUND FLOOR



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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