



Pond End, West Rudham, King's Lynn, PE31 8TB

welcome to

Pond End, West Rudham, King's Lynn

Beautiful three-bedroom home set within the sought-after hamlet of Pockthorpe, enjoying beautiful open field views. Offering spacious living accommodation, a useful utility room and excellent scope to enhance. Ideal as a first home, countryside retreat, or next step in a peaceful rural setting.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Heating: Oil
Sewage: Septic Tank

Accommodation

Entrance Hall

Laminate flooring. Double-glazed front door. Radiator.

Lounge

Laminate flooring. Cupboard under the stairs. Double-glazed upvc window to the front. Oil heating. Radiator.

Kitchen

Ceramic tile flooring. Fitted with wall and base units, stainless steel sink and extractor. Space for oven and hob. Space for dishwasher. Double-glazed window to the rear.

Utility Room

Space for washing machine and tumble dryer. Stainless steel sink. Double-glazed window to the rear.

Bathroom

Tiled flooring with part tiled walls. Fitted with WC, wash hand basin, bath, shower cubicle and underfloor heating. Chrome towel rail. Double-glazed window to the side.

First Floor Landing

Carpet to stairs and landing. Window to the side at the top of the stairs.

Bedroom One

Carpeted flooring. Double-glazed window to the front. Radiator.

En Suite

Vinyl flooring with part tiled walls. Fitted with WC, wash hand basin and electric shower.

Bedroom Two

Carpeted flooring. Double-glazed window to the rear with field views. Radiator.

Bedroom Three

Carpeted flooring. Double-glazed window to the rear with field views. Radiator.

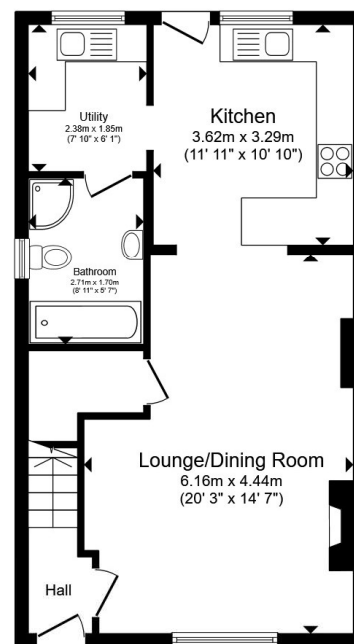
Outside

Front Garden

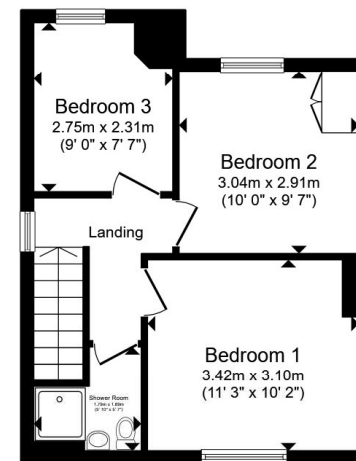
Ample parking. Block paved and gravelled. Side access garden.

Rear Garden

Fenced garden with field views. Laid to lawn with turf patio/concrete area.



Ground Floor



First Floor

Total floor area 86.1 m² (927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Pond End, West Rudham, King's Lynn

- Three-bedroom ex-local authority home
- Three good-sized bedrooms
- Spacious and practical layout
- Stunning rear field views
- Peaceful countryside setting

Tenure: Freehold EPC Rating: D
Council Tax Band: B

directions to this property:

WHAT3WORDS: ///treaties.autumn.spoiler

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108826



Property Ref:
FKM108826 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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