

ACCOMMODATION

Bedroom 1



The master bedroom has open views across Roydon common. With a double bed, maple wardrobe and chest of drawers the room offers plenty of storage space.

Bedroom 2



The pretty second bedroom has twin beds, a built-in wardrobe and separate dressing table with a door leading to: -

Bedroom 3

The final bedroom is best suited to children. With pine bunk beds, drawer unit and “outer-space” theme – complete with glowing star ceiling (you may blame our son for this!!)

TO THE FRONT AND REAR

Conservatory



With double doors from the dining room and original pine back door from the kitchen, the conservatory offers a versatile additional space. It has a cane sofa, two chairs and a table. It also benefits from an additional dining table able to seat 4 further people. Double doors lead to the back garden.

Rear Garden

The rear garden has a decked area outside the conservatory. Laid mainly to lawn with mature trees to all sides, it offers a secluded and secure environment. The garden benefits from the afternoon and evening sun, perfect for using the barbecue and patio furniture available.

The front of the property is gravelled to the front and side and allows plenty of room for 2 cars to park.

WESTBURY COTTAGE



Roydon, King's Lynn

Norfolk

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WESTBURY COTTAGE

AREA

Situated on the edge of Roydon Common, popular with bird watchers and nature lovers alike, Westbury occupies a quiet location. Just 4 miles from King's Lynn and Sandringham, Westbury is a 20-minute car journey from the coast.

Roydon is a small village benefiting from little through traffic but close enough to the substantial amenities of King's Lynn. The cottage is in walking distance of two local pubs and the nearest village stores are in the neighbouring villages of Grimston and Pott Row.



LIVING SPACE

Westbury is a 200-year old railway workers cottage. Built in the traditional building material of Carr stone. It has recently undergone a full renovation and modernisation and now offers an excellent standard of accommodation.

Lounge



The lounge has 2 sofas (1 being a double sofa bed), CD player, television and video. There is a log-burning stove with locally available logs.

Dining Room



The dining room is dominated by the original fireplace and cast iron oven range. This would have originally been the kitchen and every day

living space. It has an oak dining table and 4 chairs.

LIVING SPACE

Kitchen



The fully fitted kitchen was formerly the scullery with original quarry tiled floor. There is a fridge/freezer, electric cooker, microwave oven, washing machine, dishwasher and door leading to the bathroom.

Bathroom



The bathroom has a large bath with a shower and screen. There is a heated towel rail in the toilet area.