Russell Court

NEW BUILD HOMES IN POTT ROW

INTRODUCING

Russell Court

NEW BUILD HOMES IN POTT ROW

Exclusive Collection of Just 18 Homes

Peaceful Setting within a Desirable Village

High-Quality Craftsmanship by Family-Run Woodgate Developments

Energy-Efficient Homes with B-Rated EPCs

Air Source Heat Pumps with Underfloor Heating to the Ground Floor

Contemporary Kitchens with Integrated Bosch Appliances

Stylish Open-Plan Living Spaces Designed for Modern Lifestyles

Electric Vehicle Charging Point to Every Home

Landscaped Gardens with Patios and Block Paved Driveways

High-Quality Materials and Finishes Throughout

Backed By A 10-Year Structural Warranty

QUALITY BY DESIGN

Russell Court has been thoughtfully designed to offer an exceptional collection of contemporary homes that seamlessly blend style, functionality and quality. The carefully considered layout maximises space, enhances privacy and creates an attractive streetscape, while a diverse mix of house types caters to a broad range of buyers, from first-time purchasers and growing families to those looking to downsize without compromising on quality.

Comprising just 18 beautifully crafted homes, the development features an elegant selection of chalet-style, terraced, semi-detached and detached properties, each designed with modern living in mind and finished to the high standards synonymous with Woodgate Developments.

PLOT 4, 9 & 10
THE POTTER

Detached House
188.77m² / 2,032ft²

Driveway parking

4

3

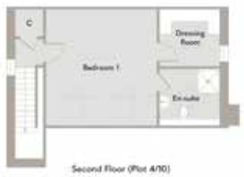
• Spacious open-plan kitchen, dining and family room with bi-fold doors opening onto the rear garden

• Separate sitting room which provides a comfortable retreat

• Impressive principal suite occupying the entire second floor with dressing area and en-suite

• Four well-proportioned bedrooms offering flexible accommodation

Ground Floor (Plot 4/10)



Second Floor (Plot 4/10)

First Floor (Plot 4/10)

Please note that the floorplans shown are for Plots 4 and 10, Plot 9 is a handed.

GROUND FLOOR
Sitting Room
15'9'' x 11'9" (4.81m x 3.59m)
Kitchen/Dining Room
27'2'' x 12'2" (8.27m x 3.70m)
Family Room
17'3'' x 9'11" (5.27m x 3.02m)

FIRST FLOOR
Bedroom 2
12'11'' x 8'7" (3.94m x 2.61m)
Bedroom 3
11'8'' x 10'2" (3.55m x 3.10m)
Bedroom 4
11'8'' x 9'4" (3.55m x 2.85m)

SECOND FLOOR
Bedroom 1
115'7'' x 14'10" (4.74m x 4.52m)
Dressing Room
8'0'' x 7'7" (2.44m x 2.32m)

PLOT 6 & 12
THE KILNER

Semi-detached House
133m² / 1,432ft²

Driveway parking

4

2

• Kitchen and dining room with doors opening onto the rear garden

• Separate lounge and dedicated study

• Principal bedroom with fitted wardrobe and en-suite shower room

• Built-in wardrobe to Bedroom Two

• Utility room, cloakroom and dedicated plant room

Ground Floor (Plot 5/6/11/12)

First Floor (Plot 5/6/11/12)

GROUND FLOOR
Sitting Room
15'3'' x 11'7" (4.64m x 3.52m)
Kitchen/Dining Room 13'4" x 9'11"
18'7'' x 12'0" (5.66m x 3.65m)

FIRST FLOOR
Bedroom 1
12'10'' x 11'7" (3.91m x 3.54m)
Bedroom 2
12'0'' x 9'2" (3.65m x 2.79m)
Bedroom 3
9'11'' x 8'3" (3.03m x 2.52m)
Bedroom 4
7'8'' x 7'6'' (2.34m x 2.28m)

PLOT 7
THE TURNER

Detached House
159.6m² / 1,718ft²

Driveway parking and carport

4

2

- Approximately 1,718 sq ft of thoughtfully designed accommodation
- Separate study/snug offering flexible family living
- Open-plan kitchen, dining and living space with doors opening to the garden
- Principal bedroom with en-suite shower room
- Ample off-road driveway parking and carport

Ground Floor (Plot 7)

First Floor (Plot 7)

GROUND FLOOR
Kitchen/Dining/Sitting Room
32'9'' x 24'3" (9.98m x 7.39m)
Study/Snug
12'6'' x 7'8" (3.81m x 2.34m)

FIRST FLOOR
Bedroom 1
13'0'' x 10'4" (3.96m x 3.15m)
Bedroom 2
12'4'' x 10'7" (3.75m x 3.22m)
Bedroom 3
12'6'' x 11'7" (3.81m x 3.54m)
Bedroom 4
13'0'' x 9'2" (3.96m x 2.80m)

PLOT 14
THE CASTER

Detached House
185.4m² / 1,390ft²

Driveway parking and double carport

4

2

- Contemporary chalet home
- Flexible layout with two ground floor and two first floor bedrooms
- Open-plan kitchen, dining and living space with doors opening to the rear garden
- Ground floor shower room and first floor family bathroom
- Ample off-road driveway parking and double carport

Ground Floor (Plot 1/14)

First Floor (Plot 1/14)

GROUND FLOOR
Kitchen/Dining Room
16'5" x 9'0" (5.01m x 2.76m)
Sitting Room
15'0" x 10'10" (4.56m x 3.29m)
Bedroom 3
13'2" x 10'8" (4.02m x 3.24m)
Bedroom 4
11'7" x 7'10" (3.52m x 2.40m)

FIRST FLOOR
Bedroom 1
14'11" x 14'0" (4.54m x 4.27m)
Bedroom 2
14'0" x 11'5" (4.27m x 3.49m)

SITE PLAN

Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 15
Plot 16
Plot 17
Plot 18

SPECIFICATION AND FEATURES

Every home at Russell Court has been carefully crafted to combine quality construction with contemporary styling and energy-efficient technology. From thoughtfully designed kitchens and stylish bathrooms to premium external finishes and modern heating systems, every detail has been selected to provide comfort, practicality and lasting appeal.

EXTERNAL FINISHES & CONSTRUCTION

- Traditional brick and block construction with full-fill cavity insulation
- Jubilee Red facing brickwork under burnt red roof tiles
- Hardie® Plank cladding in Monterey Taupe (selected plots)
- Agate Grey flush casement double glazed windows
- Agate Grey composite entrance doors
- Agate Grey aluminium bi-fold doors (where applicable)
- Charcoal permeable block paved driveways
- Fossil Buff paved patios
- Turfed front and rear gardens
- Boundary hedging to selected plots
- Treated timber tongue and groove gates with black ironmongery
- Black external up-and-down lighting
- 7.4kW BG Sync electric vehicle charging point
- Outside tap to all plots

INTERNAL FINISHES

- Mitsubishi Air Source Heat Pump
- Underfloor heating to the ground floor
- Radiators to first floor accommodation
- Laminate flooring to ground floor living areas
- Carpet to bedrooms and landings
- Laminate flooring to ground floor bathrooms
- Tiled flooring to first floor bathrooms
- Television points to lounge, kitchen and bedrooms
- Broadband and telephone provision
- Intruder alarm
- Smoke detection system in accordance with Building Regulations
- Fitted wardrobes to selected plots

KITCHENS & UTILITY ROOMS

- Individually designed kitchens (plot specific)
- Quartz worktops to selected plots with matching quartz upstands
- Bosch integrated oven, hob, extractor hood, integrated fridge/freezer and dishwasher
- Integrated kitchen waste bins
- Black ironmongery throughout
- Utility rooms where applicable, designed to complement the kitchen specification

BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary bathroom, en-suite and cloakroom layouts (plot specific)
- Shaver points to bathrooms

SERVICES

- Mains electricity, Water, Drainage and Fibre
- 7.4Kw EV Charging Points
- ASHP with underfloor heating to the ground floor and radiators to the upper floors

GENERAL

- Owners will be required to contribute £450pa to White House Farm Barn Development Ltd for the maintenance the private road and public open space areas
- Protek 10 Year New Home Warranty (Developer defect period first 2 years and Insurance-backed structural protection years 3–10)
- A summary of the Restrictive Covenants is available
- Tenure is Freehold
- B – Rated Energy Performance
- A £1,000 Reservation Fee is payable to secure the property. This is fully refundable if the reservation is cancelled within 14 days; thereafter, reasonable administration charges (typically £50–£1,000) may be deducted.

AGENT'S NOTE

- Specification details may change subject to build stage and if any specification details cannot be fulfilled subject to supply, equal quality will be provided.
- Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

ABOUT THE DEVELOPER

Woodgate Developments is a well-established, family-run development and construction company with over 20 years of experience creating exceptional homes. Renowned for their practical yet thoughtful approach to design, they specialise in delivering spacious, contemporary homes that combine style, functionality and energy efficiency for modern living. From bespoke individual residences to carefully planned multi-home developments, every project reflects an unwavering commitment to quality craftsmanship, meticulous attention to detail and the highest standards of construction. Working alongside trusted architects, designers and skilled local tradespeople, Woodgate Developments has earned a strong reputation for reliability, integrity and delivering homes that are built to last.

At the heart of the business is a simple philosophy: build every home as if it were their own. This hands-on approach ensures every property is finished with care, using quality materials and enduring craftsmanship to create homes that homeowners are proud to own for generations. Combining traditional values with modern construction techniques, Woodgate Developments is dedicated to creating beautifully designed homes and thriving communities that offer lasting value, exceptional comfort and confidence for every buyer.

POTT ROW

Russell Court enjoys a peaceful setting in Pott Row, a popular rural village approximately three miles east of King's Lynn. Surrounded by attractive countryside and farmland, the development offers residents a quieter pace of life, with space, privacy and easy access to the outdoors, while remaining conveniently positioned for everyday amenities and transport links.

Nearby Roydon Common provides beautiful open countryside and opportunities for walking and recreation, while the wider Grimston community offers local amenities including a primary school, village shop and community facilities. The area also has an interesting heritage, with neighbouring Grimston historically renowned for its medieval pottery production.

With King's Lynn and the wider West Norfolk area easily accessible, residents can enjoy a good choice of schools, shopping, leisure and recreational facilities. Combining traditional village character, a strong sense of community and convenient access to nearby towns, Russell Court offers an appealing balance of rural tranquillity and everyday convenience.

Russell Court,
Pott Row,
Kings Lynn,
PE32 1GT

What3words: ///gazes.skills.charm

For all enquiries, contact

SOWERBYS

Land & New Homes Specialists

01553 766741
kingslynn@sowerbys.com

These particulars, measurements and virtual renovation images are provided as a general guide only and do not form part of any offer or contract. Virtual renovation images are illustrative only. Purchasers must satisfy themselves by inspection or otherwise as to the property's accuracy, condition and potential. No person in this firm's employment has authority to make or give any representation or warranty in respect of the property.

WOODGATE
Developments