



Pipistrelle Drive

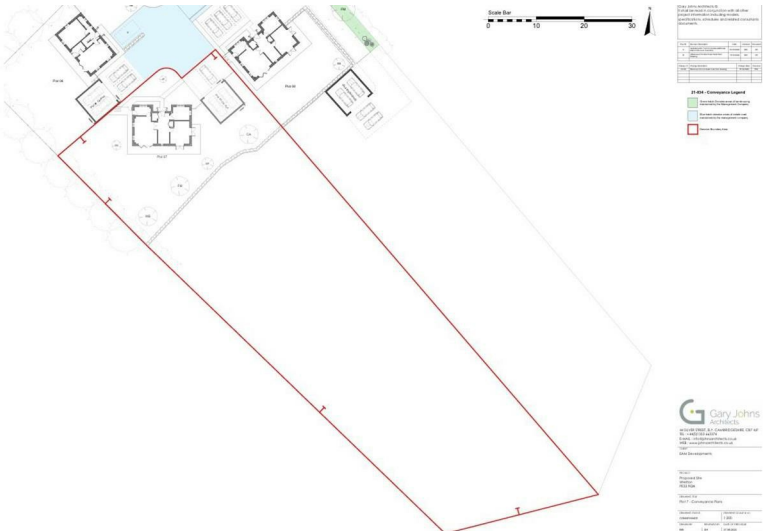
Wretton, PE33

Offers over £600,000

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Pipistrelle Drive

Wretton, King's Lynn, PE33

Offers over £600,000



Description

Superb FAMILY HOME available to reserve today, with GENEROUS PLOT including additional amenity land offering potential for Paddocks to rear.

Downstairs Plot 7 will comprise an attractive porch, welcoming entrance hall with cloakroom W.C, lounge offering dual aspect French doors, UTILITY ROOM, separate STUDY, as well as an impressive KITCHEN/ DINER which will include INTEGRATED Fridge, Freezer, Dishwasher, Washing machine, Oven, Hob, Extractor as well as stainless steel sink unit and tap. There will also be BI-FOLD doors leading into the rear garden. Upstairs the house includes FOUR DOUBLE BEDROOMS in addition to a FAMILY BATHROOM and EN SUITE shower room. There will be a airing cupboard located on the first floor landing.

Outside the property will benefit from a double garage and a gravel driveway in addition to a plot of circa 1 acre (stms).

Pipistrelle Drive consists of four impressive 3 bedroom detached homes, as well as four superb 4 bedroom detached homes which will each benefit from INTEGRATED APPLIANCES, a MODERN electric air source heating system with UNDERFLOOR HEATING downstairs and floor coverings included throughout.

Wretton is located in the East of England, and falls within the Kings Lynn and West Norfolk district. Wretton is located approx. 4 miles from Downham Market, 16 miles from Kings Lynn and 40 miles from the city of Norwich.

Specification

Fully fitted kitchen appliances including Fridge, Freezer, Dishwasher, Washing machine, Oven, Hob, Extractor (branded appliances tbc), Stainless steel sink and tap.

Heating and hot water provided by renewable system air source heat pump.

Underfloor heating to ground floor. Radiators to first floor with towel rails to all bathrooms.

Fully fitted carpets and floor coverings throughout to include tiling to kitchen and bathroom floors.

Tiled main bathroom comprising built in contemporary W.C, wash hand basin, bath with shower over and shower screen.

En suites to comprise Shower, W.C and wash hand basin.

Downstairs Cloakroom.

Comprehensive electrical specification down lighters throughout ground floor.

Double glazed throughout.

Secure rear gardens, patio area and turfing.

Onsite parking, minimum of two spaces per property with garages in accordance with sites planning permission.

Fully landscaped external areas upon completion of overall site construction.

Full 10 year warranty.

Mains electricity and water.

Foul drainage via individual bio digester type systems. Surface water dealt with via soakaway system.

Measurements

Entrance Hall

Kitchen/ Diner - 18' 8" max x 15' 9"

Utility - 11' 4" x 6' 4"

Tel: 01842 818282

Lounge - 15' 8" max x 13' 7" max

Snug/ Office/ Bedroom - 13' 7" max x 9' 3" max

Stairs to first floor landing

Bedroom 1 - 15' 9" x 9' 7"

En-Suite Shower Room

Bedroom 2 - 13' 9" max x 13' 4" max

Bedroom 3 - 11' 10" x 11' 6"

Bedroom 4 - 11' 5" max x 11' 2" max

Bathroom - 9' 11" max x 7' 4" max

Agents Note

Some external images are taken of a different property of the same house type on the same development. Please contact agent for confirmation.

Plot 7 will include a double garage. Plot 8 will include a car port to the rear.

Floor Plan may be a mirror image of the plot

available. Please contact agent for confirmation.

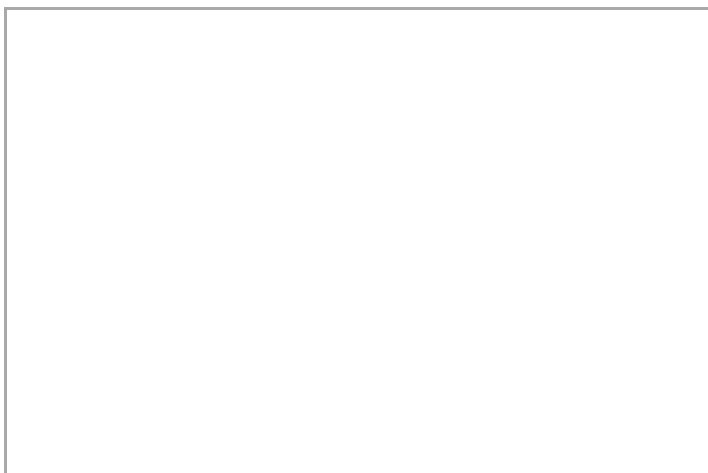
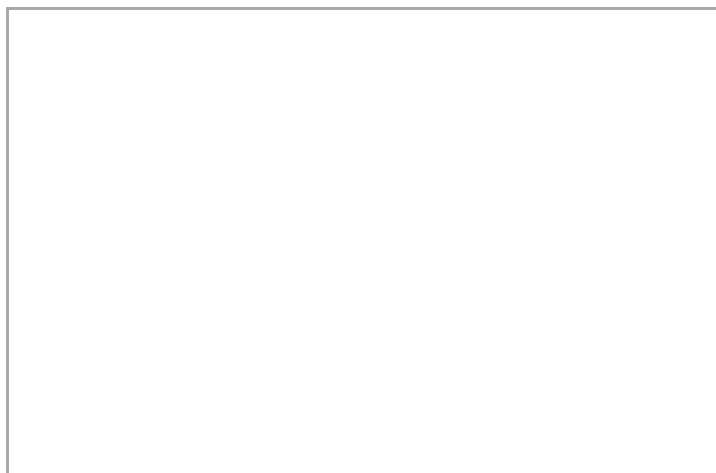
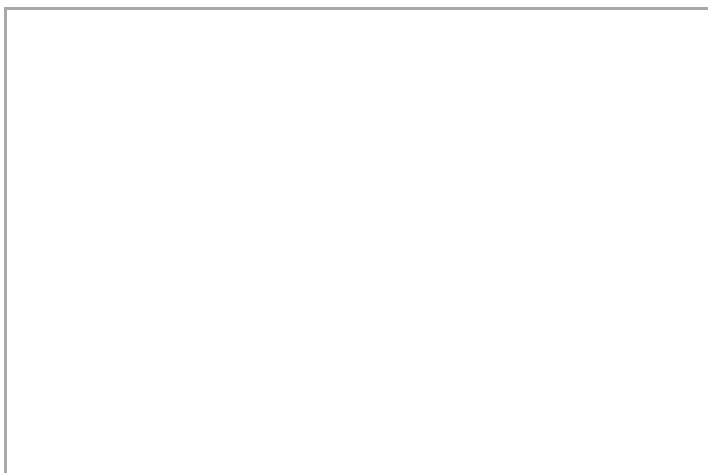
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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