



Flegg Green, Wereham, King's Lynn, PE33 9BA

welcome to

Flegg Green, Wereham, King's Lynn

A fantastic opportunity to purchase this stunningly presented, 3 bedroom detached character property, situated within the charming village of Wereham. The property boasts enviable, spacious living accommodation throughout, including 3 reception rooms, comfortable bedrooms & mature rear garden.



Accommodation:

Solid wood entrance door to:

Dining Room

12' max x 11' 9" max (3.66m max x 3.58m max)
L-shaped room. Door & double-glazed window to the front. Electric radiator.

Kitchen / Breakfast Room

15' 3" x 13' 10" (4.65m x 4.22m)
This fitted kitchen includes both wall and base units with work surfaces over, a stainless steel sink and drainer unit, and space for a range-style cooker. There is also an integrated dishwasher and space for a fridge/freezer, as well as a breakfast bar. Tiled splashback. Electric radiator. Double-glazed window to the rear and door to the rear leading to garden.

Lounge

19' 1" x 11' 6" max (5.82m x 3.51m max)
Double-glazed French doors to the rear with double-glazed windows to each side. Electric radiator.

Snug

11' 6" x 11' 4" (3.51m x 3.45m)
Double-glazed window to the front. Feature fire place. Electric radiator.

W.C / Utility Room

Fitted with WC & sink and drainer unit. Plumbing for a washing machine. Heated towel rail. Double-glazed window to the side.

Bedroom One

11' x 9' 11" (3.35m x 3.02m)
Double-glazed French doors to the rear leading to rear garden. Electric radiator. Television point.

En Suite

Fitted with WC, wash hand basin with vanity unit, and P-shaped bath with shower over. Metro tiled splashback. Stainless steel heated towel rail. Double-glazed skylight window.

First Floor Landing

Stairs from the dining room. Loft access. Airing cupboard. Large built-in book case.

Bedroom Two

11' 6" x 11' 7" max (3.51m x 3.53m max)
Double-glazed window to the front. Electric radiator.

Bedroom Three

12' 6" x 11' 5" (3.81m x 3.48m)
Double-glazed dual aspect windows to the side. Built-in storage cupboard. Electric radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit, and P-shaped with stainless steel mixer taps over. Metro tiled splashback. Stainless steel heated towel rail. Double-glazed window to the front.

Outside

Outside of the property, the generous rear garden is mainly laid to lawn, alongside a newly fitted patio area. There are also various fruit trees, plants and shrubs. A shingle driveway to the side provides off-parking for several cars.

The property offers a very generous timber outbuilding measuring 30ft, which is fitted with windows to both sides, and has power & lighting.

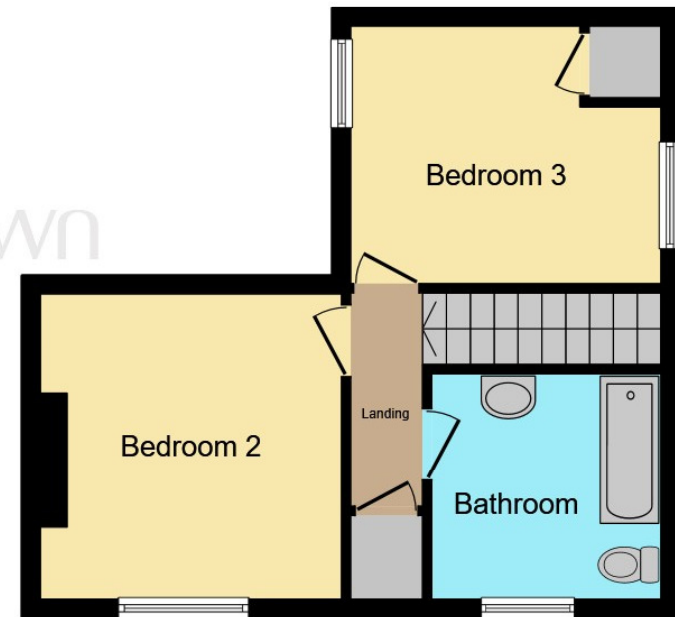


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Ground Floor



First Floor

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.focalagent.com

welcome to

Flegg Green, Wereham, King's Lynn

- Three bedroom detached character property
- Lounge, dining room & snug
- Open plan kitchen/breakfast room
- Ground floor bedroom with en suite
- Generous, mature rear garden with workshop

Tenure: Freehold EPC Rating: F

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111632 - 0006

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