



Back Lane, Wereham, King's Lynn, PE33 9BB

welcome to

Back Lane, Wereham, King's Lynn

Constructed in 1770, this charming Georgian property has undergone extensive renovations to create a contemporary & versatile home with remarkable outdoor space. The property boasts an enviable open plan kitchen, plus cosy lounge, dining room, study & utility, plus 5 large bedrooms with en suite.



Accommodation:

Entrance door to:

Entrance Hall

Door to the front.

Lounge

15' x 23' 9" (4.57m x 7.24m)

Two sliding sash windows to the front and one to the side, all with fitted shutters. Two radiators. Dual aspect wood burner to the centre of the room with limestone hearth and Oak mantelpiece. Television point for wall-hung TV. Exposed beams.

Dining Room

12' x 19' 2" (3.66m x 5.84m)

Two windows to the front with fitted shutters. Two radiators. Stairs to the first floor landing.

Open Plan Kitchen/ Living Area

13' narrowing to 8' 10" x 25' 4" max (3.96m narrowing to 8' 10" x 7.72m max)

This modern kitchen is fully fitted with integrated Neff appliances, and includes both wall and base units with quartz work surfaces over, a central kitchen island, and a double-sized Belfast sink. There is also an electric double oven, an integrated induction hob with integrated extractor fan over, an integrated dishwasher, and an integrated fridge/freezer. Television points. Limestone flooring leading out to the garden and continuing to the patio area. Sliding sash window to the front with fitted shutters, and bi-folding doors to the rear leading to the rear garden.

Study

9' 7" x 7' 8" (2.92m x 2.34m)

Window to the side with fitted shutters. Radiator. Two storage cupboards.

Cloakroom

Fitted with WC & wash hand basin. Window to the rear.

Utility Room

10' 4" x 9' 8" max (3.15m x 2.95m max)

Sliding sash window to the side with fitted shutters. Sink & drainer unit with tiled splashback behind. Plumbing for both a washing machine and a tumble dryer.

Utility Area

Fitted with floor to ceiling storage units. Radiator. Door to the rear.

First Floor Landing

Stairs from the dining room. Radiator. Loft access. One window to the front and two to the rear, all with fitted shutters.

Bedroom One

15' 2" max x 14' 5" (4.62m max x 4.39m)

Window to the front with fitted shutters. Radiator. Built-in wardrobes with sliding mirrored doors.

En Suite

This fully tiled wet room is fitted with his & hers basins with stainless steel mixer taps over, WC, and shower. Stainless steel heated towel rail. Dual aspect skylight windows.

Bedroom Two

11' 3" x 11' 8" (3.43m x 3.56m)

Sliding sash window to the front with fitted shutters. Television point. Radiator.

Bedroom Three

13' 3" x 11' 11" (4.04m x 3.63m)

Sliding sash window to the front with fitted shutters. Radiator. Television point.

Bedroom Four

15' 8" x 10' 6" (4.78m x 3.20m)

Sliding sash windows to the front and side, both with fitted shutters. Radiator. Television point. original feature fireplace.

Bedroom Five

11' 9" x 6' 7" (3.58m x 2.01m)

Sliding sash window to the front with fitted shutters. Radiator.

Bathroom

Fitted with WC, wash hand basin, and freestanding bath with shower over. Airing cupboard. Radiator. Sliding sash window to the side with fitted shutters.

Outside

The low maintenance yet extremely stylish rear garden offers a variety of seating and patio areas, stunning lawned areas, and an array of various potted plants, shrubs and trees. The limestone tiles from the kitchen flow continuously into the garden, to create walled and built-in areas. All of these factors come together to create a beautiful garden that is perfect for entertaining.

Outbuilding

Window to the side & triple French doors to the front. LED spotlights. This brick & flint outbuilding is the ideal home office or studio.

Agent's Note

Please note that the images used may not reflect the current condition of the property.



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welcome to

Back Lane, Wereham, King's Lynn

- 5 bedroom Georgian property built in 1770
- Fully renovated interior to combine the property's character with contemporary style
- High-end, open plan kitchen/diner with integrated appliances
- Multiple reception rooms
- Stunning, landscaped rear garden with home office/studio space

Tenure: Freehold EPC Rating: E

£595,000



Please note the marker reflects the postcode not the actual property

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