



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

welcome to

Back Lane, Wereham, King's Lynn

A stunningly presented, three bedroom detached family home, located within the picturesque village of Wereham. This beautiful home is spacious throughout, offering a lounge & garden room, open plan kitchen/diner, utility room & 3 bedrooms, plus delightful rear garden, garage & parking.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Tiled flooring. Stairs leading to the first floor landing.

Lounge

11' 9" x 17' 2" (3.58m x 5.23m)

Double-glazed window to the front. Radiator. Fireplace with wood burning stove.

Garden Room

11' 9" x 11' (3.58m x 3.35m)

Double-glazed windows to the front & side. Feature exposed brick & flint wall. Radiator.

Kitchen / Diner

11' 7" x 17' 1" (3.53m x 5.21m)

This fitted kitchen includes both wall & base units with quartz work surfaces over, a butler sink with integrated drainer, an electric double oven & an electric hob with integrated cooker hood over. There is also an integrated microwave, as well as space for a dishwasher & fridge/freezer. Radiator. Under-stairs storage cupboard. Tiled flooring. Double-glazed window to the front.

Utility Room

13' x 8' 7" max, narrowing to 5' (3.96m x 2.62m max, narrowing to 5')

Fitted with base units with work surfaces over. Space & plumbing for a washing machine & tumble dryer. Tiled flooring. Double-glazed window to the rear. Double-glazed French doors to the side leading to the rear garden.

Wet Room

Fitted with WC, wash hand basin & shower. Radiator. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Loft access. Double-glazed window to the rear.

Bedroom One

10' 1" x 12' 3" (3.07m x 3.73m)

Double-glazed window to the front. Radiator.

Bedroom Two

7' 9" x 11' 3" (2.36m x 3.43m)

Double-glazed window to the front. Radiator.

Bedroom Three

6' 7" x 9' 1" (2.01m x 2.77m)

Double-glazed window to the side. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & freestanding bath with shower attachment. Heated towel rail. Airing cupboard. Double-glazed window to the side.

Outside

To the front of the property, a brickweave driveway provides off-road parking for 3 cars & leads to the garage. To the rear, the well-maintained garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & raised decking area. There is also a wide range of plants, shrubs & hedges, as well as some raised beds.



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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

Back Lane, Wereham, King's Lynn

- Three bedroom detached house
- Charming village location
- Lounge & garden room
- Open plan kitchen/diner + utility room
- Two bathrooms

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111802 - 0002

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