



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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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

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111802 - 0003

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