



Low Road, Wretton, King's Lynn, PE33 9QN

welcome to

Low Road, Wretton, King's Lynn

Chain free! A beautifully presented 3 bedroom detached cottage located within the desirable village of Wretton, occupying a generous plot with front & rear gardens and boasting field views. This stunning home offers a contemporary finish throughout, with multiple reception rooms, en suite & garage.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front. Double-glazed windows to the sides.

Entrance Hall

Radiator. Stairs leading to the first floor landing.

Lounge

19' 2" x 14' 4" (5.84m x 4.37m)

Double-glazed window to the front. Feature brick wall with multi-fuel burner. Two radiators. French doors leading to:

Conservatory

17' x 13' 2" (5.18m x 4.01m)

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the side leading to the rear garden. Radiator.

Kitchen / Diner

12' 3" x 19' (3.73m x 5.79m)

This fitted kitchen includes both wall & base units with granite work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a range-style cooker, set into an exposed brick chimney breast. There are also built-in wine racks & space for a wine cooler, as well as an integrated dishwasher, plumbed-in water softener & space for a fridge/freezer. A useful utility cupboard providing space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed windows to the front, side & rear.

Rear Hallway

Double-glazed door to the rear. Under-stairs storage cupboard.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Double-glazed window to the rear. Airing cupboard.

Bedroom One

12' 2" x 12' 6" (3.71m x 3.81m)

Double-glazed window to the front. Radiator. Built-in wardrobes.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail.

Bedroom Two

11' 2" x 12' 2" (3.40m x 3.71m)

Double-glazed windows to the front & side offering field views. Radiator. Loft access.

Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Heated towel rail. Double-glazed window to the rear.

Outside

To the front of the property, a gravelled driveway provides off-road parking for multiple cars & leads to the garage. The attractive front garden is mainly laid to lawn, alongside various flower beds, and is enclosed by hedging & young trees for added privacy. The large rear garden has been beautifully maintained by the current vendors & is predominantly laid to lawn, alongside brickweave patio areas & a raised decking area also offering space for a hot tub. The peaceful garden is surrounded by mature trees & backs onto fields behind, offering extensive field views. There is also a log store & garden shed.

Garage

Connected to power.

Agent's Note

Please note that the property is heated via Air Source Heating.



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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

Low Road, Wretton, King's Lynn

- Detached cottage
- Generous plot with front + rear gardens
- Off-road parking for several cars + garage
- Lounge + conservatory
- En suite shower room

Tenure: Freehold EPC Rating: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112000 - 0004

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