



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

welcome to

Flegg Green, Wereham, King's Lynn

Set in the peaceful village of Wereham, this spacious 4-bed detached home boasts stunning field views. Enjoy a cosy lounge with a wood burner, dining room & breakfast room, whilst a modern kitchen, large gardens & a gravelled driveway with parking for 4 cars complete this wonderful home.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Dining Room

11' 1" x 14' 1" plus recesses (3.38m x 4.29m plus recesses)
Double-glazed window to the front. Feature fireplace. Radiator.

Lounge

14' 1" x 15' 5" (4.29m x 4.70m)
Double-glazed window to the front. Radiator. Wood burning stove.

Kitchen

13' 2" x 9' 3" (4.01m x 2.82m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also space for a fridge/freezer. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear porch.

Utility Room

6' 3" x 5' 1" (1.91m x 1.55m)
Fitted with wall units. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear.

Shower Room

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

Breakfast Room

11' 3" x 9' 4" (3.43m x 2.84m)
With Rayburn range-style (wood-burning) cooker. Radiator. Oil boiler. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Radiator. Large storage cupboard. Loft access.

Bedroom One

14' 5" x 12' plus recesses (4.39m x 3.66m plus recesses)
Double-glazed window to the front offering field views. Radiator. Feature fireplace.

Bedroom Two

11' 6" x 14' 5" plus recesses (3.51m x 4.39m plus recesses)
Double-glazed window to the front. Radiator. Feature fireplace (currently blocked u).

Bedroom Three

12' 4" x 9' 4" (3.76m x 2.84m)
Double-glazed window to the rear. Radiator. Loft access.

Bedroom Four

12' 7" x 9' 5" (3.84m x 2.87m)
Double-glazed window to the rear. Radiator. Loft access.

Bathroom

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

Outside

To the front of the property, the generous front garden is laid to lawn, alongside plants, shrubs & raised beds, as well as a walled border. A gravelled driveway to the side of the property provides off-road parking for 4 vehicles, whilst to the other side of the property, a further garden adds to the excellent outside space & runs alongside 'Nowhere Lane'. To the rear, a further garden area is laid to lawn, alongside a low-maintenance gravelled area, a garden pond stocked with fish & a pond pump system, and various plants, shrubs & hedges. Here, you will find a number of outbuildings, including a workshop, garden store & wood store, all fully wired with power & lighting, as well as a greenhouse & garden shed.

Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more details if required.

Please note that the garage contains asbestos which is well-covered.



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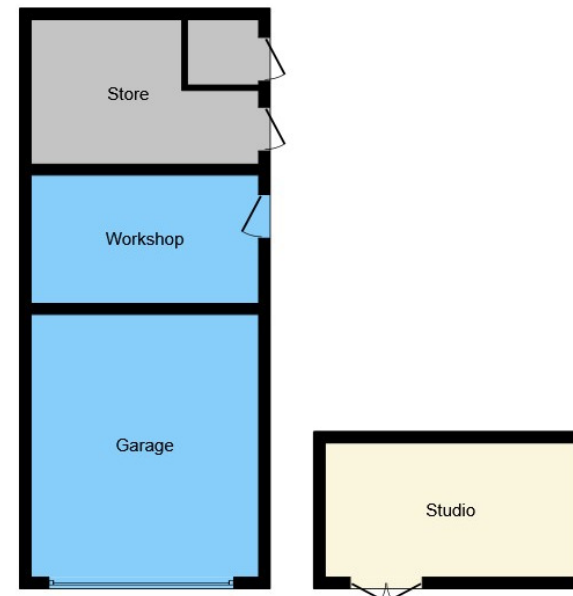




Ground Floor



First Floor



Outbuilding

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

- 4 bed detached character property
- Charming countryside location with open field views
- Modern kitchen & separate utility room
- Lounge, dining room + breakfast room
- Spacious front garden with raised beds, plants + shrubs

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112277 - 0006

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