



**Wretton Road, Stoke Ferry, King's Lynn, PE33 9QJ**



**welcome to**

**Wretton Road, Stoke Ferry, King's Lynn**

Chain free! A beautifully presented & individually designed, 3 bedroom detached bungalow situated in a fantastic location with stunning field views! The property offers; three bedrooms with en-suite to master, an open plan kitchen/living/dining area, conservatory, rear garden, driveway & garage.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Airing cupboard. Tiled flooring. Loft access.

### Open Plan Kitchen/Living Area

15' 3" max, narrowing to 8' 7" x 23' 11" max, narrowing to 11' 8" ( 4.65m max, narrowing to 8' 7" x 7.29m max, narrowing to 11' 8" )  
L-shaped room. This fitted kitchen includes both wall and base units with oak-effect worksurfaces over, a one and a half bowl ceramic sink and drainer unit, and a freestanding range style cooker. There is also an integrated washing machine as well as space for a fridge/freezer. Tiled flooring & tiled splashbacks. Television points. Double-glazed window to the side.

### Lounge Area

Freestanding electric stove with remote control. French doors to the conservatory. Television point.

### Conservatory

7' 1" x 7' 2" ( 2.16m x 2.18m )  
Of uPVC construction. Double-glazed windows to the sides and rear. Door leading to the rear garden.

### Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps and shower over. Shaver point & extractor fan. Partly tiled. Double-glazed window to the side.

### Bedroom One

8' 2" plus recess x 14' 2" ( 2.49m plus recess x 4.32m )  
Double-glazed window to the front. Large built-in wardrobe. Television point.

### En Suite

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

### Bedroom Two

8' 8" x 11' 4" ( 2.64m x 3.45m )  
Double-glazed window to the front offering field views.

### Bedroom Three / Dining Room

9' 11" x 7' 3" ( 3.02m x 2.21m )  
Double-glazed window to the front offering field views.

### Outside

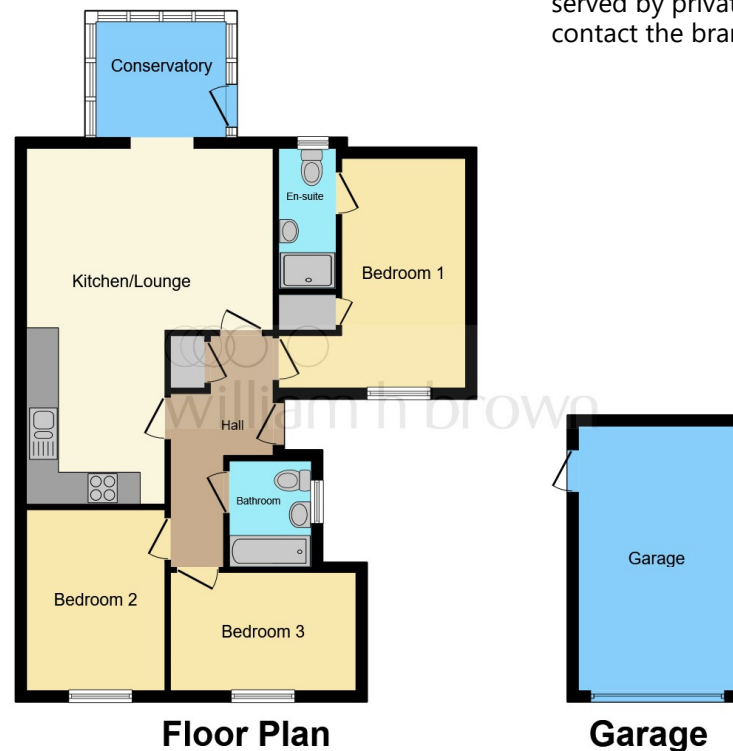
To the front of the property, there is a large shingle driveway providing parking for several cars. The enclosed rear garden is mainly laid to lawn, alongside a decking area, various shrubs, hedges & borders, as well as water features.

### Detached Garage

Power & light. Up & over door.

### Agent's Note

Heating to the property is served by an air source heat pump (new in 2024) & underfloor heating throughout the property. Waste from the property is served by private sewerage treatment plant - please contact the branch for more information if required.



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](http://www.focalagent.com)



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## **Wretton Road, Stoke Ferry, King's Lynn**

- Three bedroom detached bungalow
- Open plan kitchen/living/dining space
- En suite shower room
- Rear garden
- Large driveway + garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112328 - 0004

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