



**Stoke Road, Wereham, King's Lynn, PE33 9AT**



**welcome to**

## **Stoke Road, Wereham, King's Lynn**

Chain free! A modern & well presented four bedroom semi-detached house in the desirable village of Wereham. This excellent family home benefits from a large lounge, kitchen/diner, utility room & en suite, plus generous amounts of parking, garage & sizable rear garden.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Stairs to the first floor landing.

### Lounge

14' 7" plus bay window x 11' 7" ( 4.45m plus bay window x 3.53m )

Double-glazed bay window to the front. Feature electric fire.

### Kitchen / Diner

10' 6" x 18' 1" max ( 3.20m x 5.51m max )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a dishwasher. Tiled flooring, Double-glazed window to the side. Double-glazed French doors to the rear leading to the rear garden.

### Rear Lobby

Double-glazed door to the side leading to the garden.

### Cloakroom

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

### Utility Room

11' 6" x 6' 4" ( 3.51m x 1.93m )

Double-glazed window to the rear. Fitted with base units with work surfaces over. Space for a freezer and space & plumbing for a washing machine. Double-glazed window to the rear.

### First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access. Radiator.

### Bedroom One

11' 7" x 9' 10" ( 3.53m x 3.00m )

Double-glazed window to the front offering field views. Radiator.

### En Suite

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

### Bedroom Two

11' 6" x 8' 9" ( 3.51m x 2.67m )

Double-glazed window to the rear. Radiator.

### Bedroom Three

9' 7" x 11' 8" ( 2.92m x 3.56m )

L-shaped room. Double-glazed window to the side. Radiator.

### Bedroom Four

8' 1" x 7' 7" ( 2.46m x 2.31m )

Double-glazed window to the side. Radiator.

### Bathroom

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

### Outside

To the front of the property, a generous brickweave driveway provides off-road parking for several cars & leads to the garage. To the rear, the garden is fully enclosed by timber fencing & brick walls, and is mainly laid to lawn, alongside a patio area & hedging.

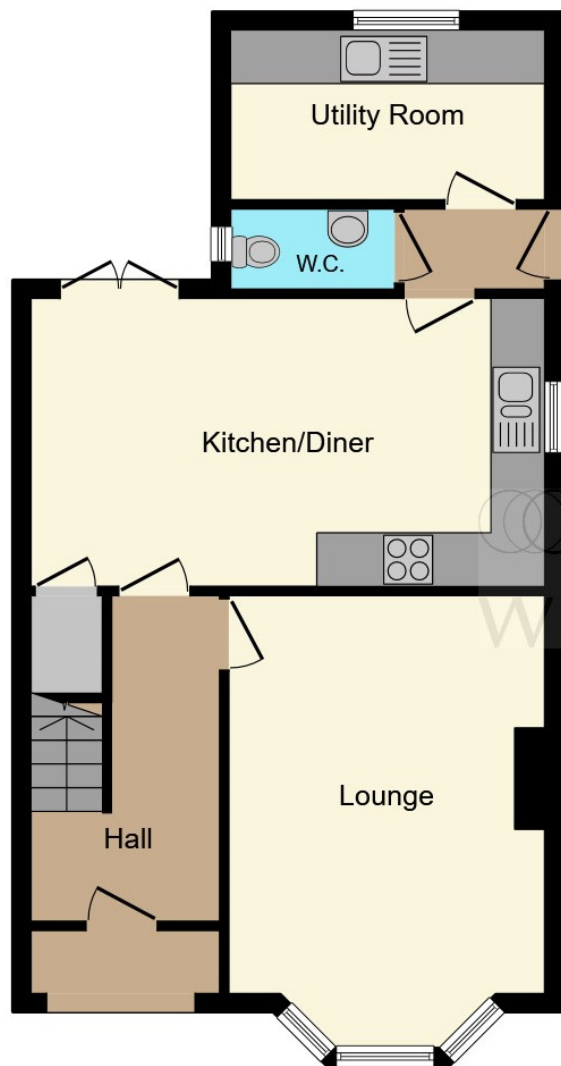
### Agent's Note

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

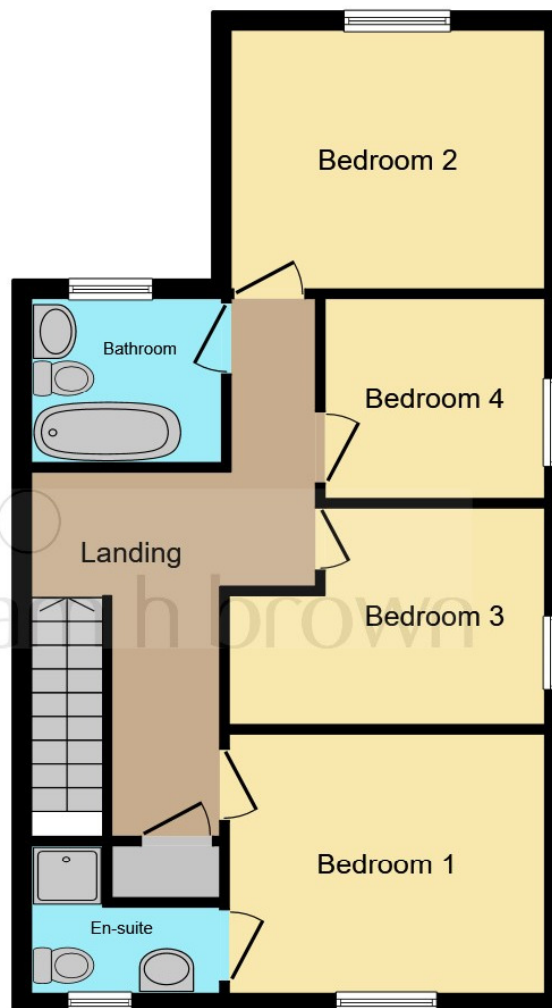


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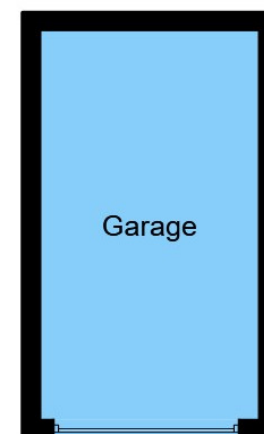




**Ground Floor**



**First Floor**



**Garage**

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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## **Stoke Road, Wereham, King's Lynn**

- Four bedroom semi-detached house
- No onward chain!
- Desirable village location with field views
- Driveway parking + garage
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111769 - 0002

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