



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



**welcome to**

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

A charming two bedroom semi-detached cottage, located in the desirable village of Wereham. Occupying a generous plot with mature gardens to the rear, whilst boasting delightful field views to the front, this property really does allow you to make the most of countryside living.



### Accommodation:

Double-glazed entrance door to:

### Dining Room

12' 2" x 8' 9" ( 3.71m x 2.67m )

Double-glazed door to the side. Double-glazed windows to the front & side. Radiator.

### Lounge

13' 1" x 12' 9" ( 3.99m x 3.89m )

Double-glazed window to the front. Two radiators. Fireplace with wood burning stove.

### Kitchen / Diner

9' x 14' 4" ( 2.74m x 4.37m )

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink with mixer tap, a low-level electric oven & an electric hob. There is also space for a fridge/freezer. Radiator. Double-glazed window to the rear. Single-glazed door to the rear leading to the utility room.

### Utility Room

8' 9" x 5' 9" ( 2.67m x 1.75m )

Space & plumbing for a washing machine & tumble dryer. Single-glazed door to the side. Double-glazed window to the rear.

### Bathroom

Fitted with WC, wash hand basin, bath and corner shower cubicle. Heated towel rail. Two double-glazed windows to the rear.

### First Floor Landing

Stairs from the lounge. Loft access. Storage cupboard. Double-glazed window the front.

### Bedroom One

10' x 13' 3" ( 3.05m x 4.04m )

Double-glazed windows to the front & side. Radiator.

### Bedroom Two

9' 1" x 14' 4" ( 2.77m x 4.37m )

Double-glazed windows to the side & rear. Storage cupboard. Radiator.

### Outside

To the front of the property, a generous gravelled driveway provides off-road parking for several vehicles & leads to the timber garage. To the rear, the beautifully maintained garden is mainly laid to lawn, offering a variety of mature fruit trees, plants, shrubs & hedges, as well as various storage sheds & two outbuildings.

### Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for more details 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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## **Stoke Road, Wereham, King's Lynn**

- Two bedroom cottage
- Generous plot with mature rear garden
- Large driveway
- Two reception rooms
- Utility room

Tenure: Freehold EPC Rating: Awaited

# £230,000



Please note the marker reflects the postcode not the actual property

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