



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

welcome to

Flegg Green, Wereham, King's Lynn

An attractive four-bedroom detached family home in the sought-after village of Wereham, just 10 minutes from Downham Market. Offering spacious living areas including an open-plan kitchen/diner, study, principal en suite, garage and private garden with parking.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

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

Cloakroom

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

Lounge

13' 6" x 15' 6" (4.11m x 4.72m)
Two double-glazed windows to the front. Exposed brick fireplace with wood burning stove. Two radiators.

Study

9' 8" x 7' 1" (2.95m x 2.16m)
Double-glazed window to the front. Radiator.

Open Plan Kitchen/Diner

Kitchen Area

14' 8" x 10' 3" (4.47m x 3.12m)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl enamel sink & drainer unit, and space for a Range-style cooker with cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer. Storage cupboard. Two double-glazed windows to the rear.

Dining/Family Area

11' 3" x 13' 6" (3.43m x 4.11m)
Two radiators. Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden.

Utility Room

5' 1" x 7' 4" (1.55m x 2.24m)
Fitted with wall & base units with work surfaces over. Stainless steel sink. Radiator. Space & plumbing for a washing machine & tumble dryer. Double-glazed door to the side.

First Floor Landing

Stairs from the entrance hall. Loft access. Storage cupboard. Double-glazed window to the rear.

Bedroom One

12' x 12' 2" extending to 13' 7" (3.66m x 3.71m extending to 13' 7")
Two double-glazed windows to the front. Two radiators. Fitted wardrobes,

En Suite

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

Bedroom Two

9' 7" x 14' 9" (2.92m x 4.50m)
Two double-glazed windows to the front. Two radiators. Fitted wardrobe.

Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m)
Double-glazed window to the rear. Radiator.

Bedroom Four

9' 4" x 8' 2" (2.84m x 2.49m)
Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the front of the property, a brickweave driveway provides off-road parking & leads to the garage, whilst a gravelled driveway in front of the property provides further parking. To the rear, the generous garden is fully enclosed by mature hedging, and is mainly laid to lawn, alongside a patio area. There is also a personal door giving direct access to the garage.

Agent's Note

Please note that there is a restriction on the title meaning that you are unable to keep a mobile home at the property. Please enquire with the branch for more information if required.

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

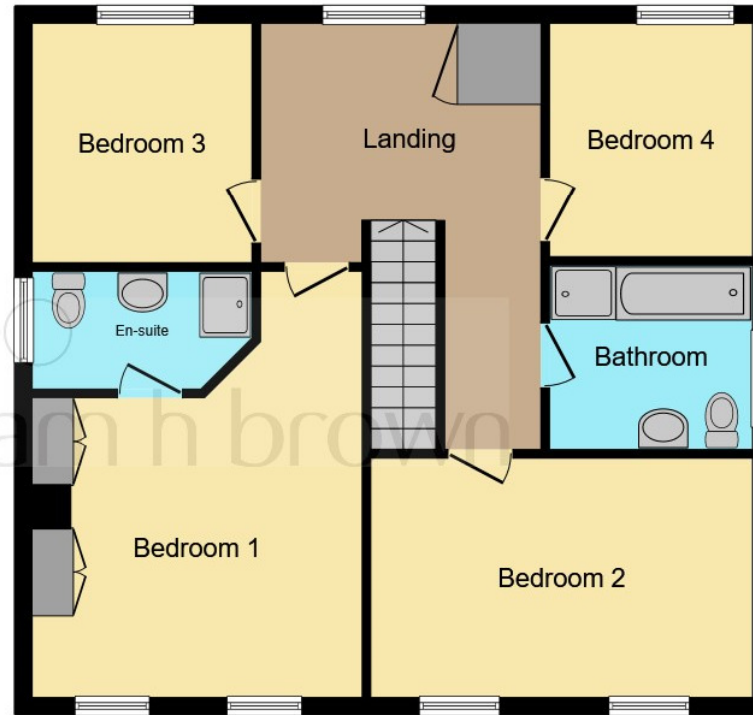


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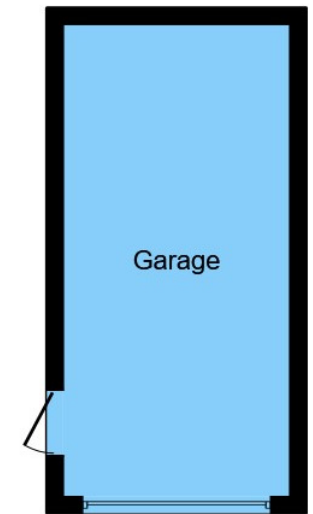




Ground Floor



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

welcome to

Flegg Green, Wereham, King's Lynn

- Four bedroom detached house
- Lounge + study
- Open plan kitchen/family area
- Utility room
- En suite

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112468 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk