



Jane Forby Close, Wretton, King's Lynn, PE33 9QE

welcome to

Jane Forby Close, Wretton, King's Lynn

A recently updated 3/4 bed detached house located within a quiet cul-de-sac in the village of Wretton. Boasting an open plan kitchen/diner, large lounge, en suite & dressing room, plus ample parking & integral garage, this home offers plenty of space for all the family!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Lounge

20' 1" x 10' 7" (6.12m x 3.23m)

Double-glazed window to the front. Radiator.

Fireplace. Sliding patio doors to:

Conservatory

16' 8" x 8' 2" (5.08m x 2.49m)

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the rear leading to the rear garden.

Open Plan Kitchen / Diner

20' 1" x 12' 6" (6.12m x 3.81m)

This recently fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, a built-in oven & a central kitchen island with electric hob. There is also an integrated under-counter fridge. Radiator. Under-stairs storage cupboard. Double-glazed window to the front.

Utility Room

10' 6" x 4' 9" (3.20m x 1.45m)

Fitted with base units with work surfaces over.

Stainless steel sink & drainer unit. Space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Door leading to the integral garage.

Cloakroom

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

First Floor Landing

Stairs from the entrance hall.

Bedroom One

14' 3" x 9' 4" (4.34m x 2.84m)

Double-glazed window to the front. Radiator. Loft access.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Radiator. Double-glazed window to the rear.

Dressing Room/Bedroom Four

13' x 9' 6" (3.96m x 2.90m)

Can be used as potential 4th bedroom. Built-in wardrobes. Radiator. Double-glazed skylight window.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Three

8' 7" x 7' 7" (2.62m x 2.31m)

Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the front of the property, a generous gravelled driveway provides off-road parking for 3-4 cars & leads to the integral garage. To the rear, the private rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a brickweave patio area.

Integral Garage

Partially converted into a gym space. Door leading directly into utility room.

Agent's Note

Waste from the property is served by a communal treatment plant at as cost of £288 per annum.

Heating to the property is served by oil central heating.

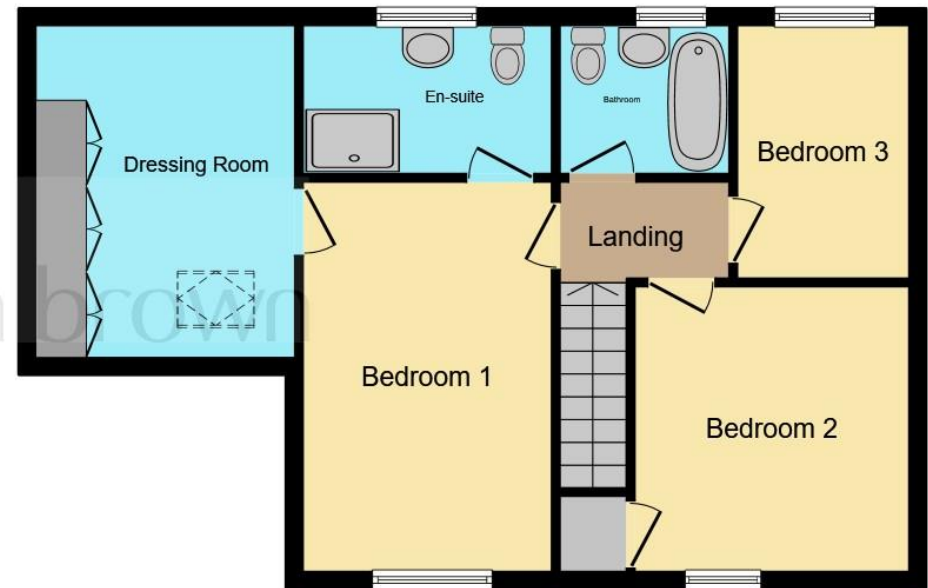


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Ground Floor



First Floor

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welcome to

Jane Forby Close, Wretton, King's Lynn

- 3/4 bedroom detached house
- Recently updated throughout
- Open plan kitchen/diner
- Utility room
- Integral garage + driveway parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112690 - 0002

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