MOLYNEUX
ESTATE AGENTS



# Pipistrelle Drive

Wretton, PE33

Price £375,000

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# Pipistrelle Drive

Wretton, King's Lynn, PE33

## Price £375,000







### Description

This superb, family home is well situated within a small development of eight homes and located in the picturesque and rural village of Wretton. The property will benefit from integrated appliances in addition to a modern electric air source heating system and underfloor heating downstairs.

Plot 6 comprises a welcoming entrance porch and hall, with ample space to remove coats and shoes, in addition to a modern cloakroom W.C and stairs leading to the first floor landing. There is a fully fitted open plan kitchen/ dining room, with bi-fold doors overlooking the rear garden, offering a range of wall and base level units, stainless steel sink and drainer, integrated appliances, cooker and electric hob with an extractor hood fitted over as well as a seperate utility room.

The lounge concludes the downstairs accommodation and also benefits from underfloor heating as well as comprehensive electrical specification down lighters.

Upstairs there are radiators to each of the four bedrooms in addition to towel rails to the family bathroom and en suite. The tiled main bathroom includes a contemporary W.C, wash hand basin and bath with shower over plus a shower screen whilst the en suite comprises W.C, wash hand basin and a shower cubicle.

The property also benefits from UPVC double glazing throughout.

Outside the property offers a double garage and driveway for off street parking as well as a fully enclosed rear garden.

Electricity and water is on mains supply. Foul drainage will be dealt with via an individual bio-digester type system whilst surface water will be dealt with via a soakaway system.

Wretton is located in the East of England, and falls within the Kings Lynn and West Norfolk district. Wretton is located approx. 4 miles from Downham Market, 16 miles from Kings Lynn and 40 miles from the city of Norwich.

### Measurements

Entrance Hall

Kitchen/ Diner - 20' 8" x 14' 4"

Utility - 8' 7" x 6' 5"

Cloakroom

Lounge - 16' 11" x 13' 2"

Stairs to first floor landing

Bedroom 1 - 13' 4" x 11' 7" plus door recess

En- Suite Shower Room

Bedroom 2 - 12' 3" x 9' 7" plus door recess

Bedroom 3 - 10' 9" x 8'

Bedroom 4 - 9' 11" x 8' 8"

Bathroom - 8' 9" max x 7' 3"

### Agents Note

Council Tax Band - Kings Lynn & West Norfolk, TBC.

The property is offered for sale by David Eden and Geoffrey Bouchier both of Kroll Advisory Limited acting in their capacity as Joint Fixed Charge Receivers of EAM Developments (Wretton 2021) Limited, without personal liability.

Floor Plan may be a mirror image of the plot available. Please contact agent for confirmation.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.







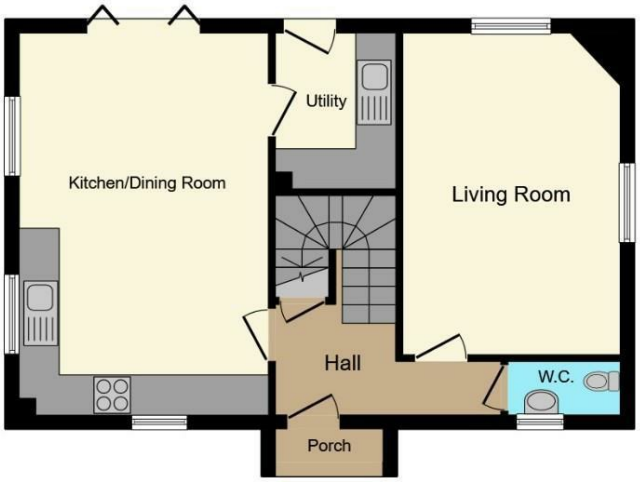




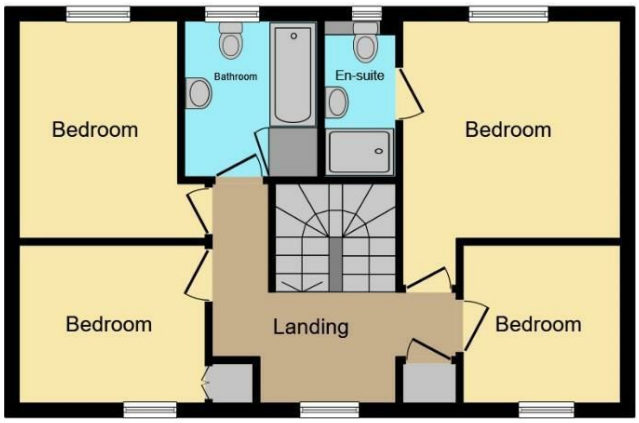







Ground Floor

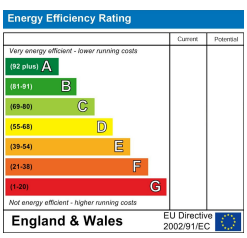


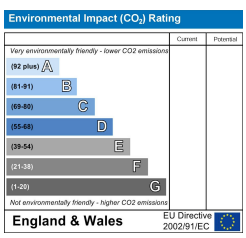

First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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