

36 CHURCH ROAD, WRETTON, KING'S LYNN, NORFOLK, PE33 9QR

Asking Price

£330,000

- Extended Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Family Bathroom & 2 Ground Floor Shower Rooms
- Kitchen & Utility
- Garage & Driveway Parking
- Oil Fired Central Heating & UPVC Double Glazing



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Hall
Staircase to first floor

Lounge
19'10 x 10'7
UPVC Double glazed window to front and rear, Feature Fireplace, 2 Radiators

Dining Room
9'2 x 10'4
UPVC Double glazed window to Front, Under Stair Storage

Kitchen
12'4 x 8'11
A range of fitted base and wall units, Stainless steel single drainer sink unit, Mixer tap, Space for cooker, Space for fridge, Double doors into Dining Room, UPVC Double glazed window to rear,

Utility Room
9'6 x 4'10
A range of fitted base units, roll edge work tops, Stainless steel single drainer sink unit, UPVC Double glazed window to rear, Space for washing machine, Radiator, Door to side

Shower Room
A three piece suite comprising of a Shower cubical, Low Level WC, Wash hand basin, Heated Towel Rail, Obscure UPVC Double glazed window to rear

Snug
12'6 x 11'9
UPVC Double glazed window to Front, Radiator,

Lobby
UPVC Double Glazed window to rear



Shower Room
A three piece suite comprising of a Shower cubical, Low Level WC, Wash hand basin, Heated Towel Rail, Obscure UPVC Double glazed window to rear

Landing
Loft Hatch

Bedroom 1
9'5 x 12'8
UPVC Double glazed window to Front, Radiator,

Dressing Room
8'2 x 8'4
UPVC Double glazed window to rear, Radiator,

Bedroom 2
10'8 x 11'
UPVC Double Glazed window to front, Radiator,

Bedroom 3
9'3 x 10'11
UPVC Double Glazed window to Front, Radiator,

Bedroom 4
7'5 x 8'3
UPVC Double Glazed window to rear, Radiator,

Bathroom
A three piece suite comprising of a Panelled Bath with over head shower attachment, Low Level WC and wash hand basin. Obscure UPVC Double glazed window to rear, Heated Towel Rail

Outside
The front of the property has ample amounts of driveway parking and leads to a garage with an up and over door. The rear is laid to lawn with trees, shrubs and plants,

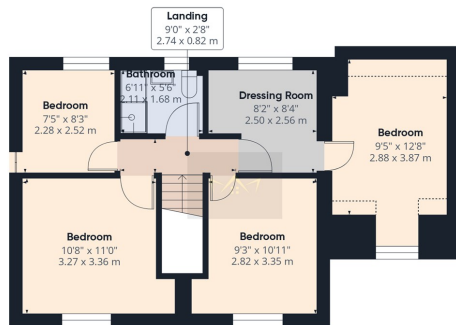


This Extended 4 Bedroom Detached House is situated in the popular village of Wretton. The Property benefits from 4 bedrooms, 3 Reception Rooms, 2 Shower Rooms and a Family Bathroom. There is also a Garage, Driveway parking and Garden. NO ONWARD CHAIN.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1468 ft²
136.3 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	