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£375,000

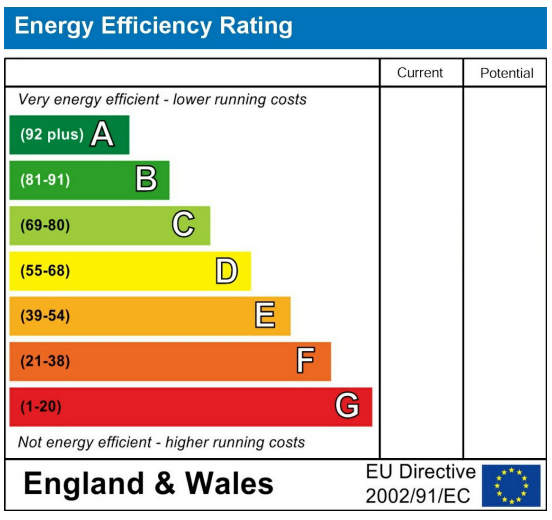
Plot 6 Pipistrelle, Low Road, Wretton, Kings Lynn, PE33 9QN

- 4 Bedrooms, En-Suite & Bathroom
- Fully Fitted Kitchen with Integrated Appliances
- Air Source Central Heating
- Small Development with Rural Views
- Flooring included throughout. Tiling to Kitchen and Bathrooms
- Under Floor Heating to Ground Floor
- Enclosed Gardens, Patio and Turfing
- West Facing Garden





Council Tax Band - New Build



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

An excellent opportunity to purchase this attractive new-build home, situated on a small development in the popular village of Stoke Ferry, enjoying a pleasant setting with rural views.

The property offers well-planned accommodation comprising four bedrooms, an en-suite shower room and a family bathroom, making it an ideal choice for families or those seeking additional space to work from home. At the heart of the home is a spacious open-plan kitchen/dining room, providing an ideal setting for modern family living and entertaining. The fully fitted kitchen comes complete with integrated appliances, while a separate utility room offers useful additional space for laundry and household storage. The property benefits from underfloor heating to the ground floor, complemented by an air source heating system, providing an energy-conscious approach to home heating. Flooring is included throughout, with tiling to the kitchen and bathrooms, allowing purchasers to enjoy a finished interior from the outset. Externally, the property features an enclosed rear garden with a patio, creating an attractive space for outdoor dining, relaxation and family activities. The west-facing garden is particularly appealing, offering the opportunity to enjoy the afternoon and evening sunshine. Situated within a small development with rural views, this home combines the benefits of modern new-build living with a pleasant village setting.



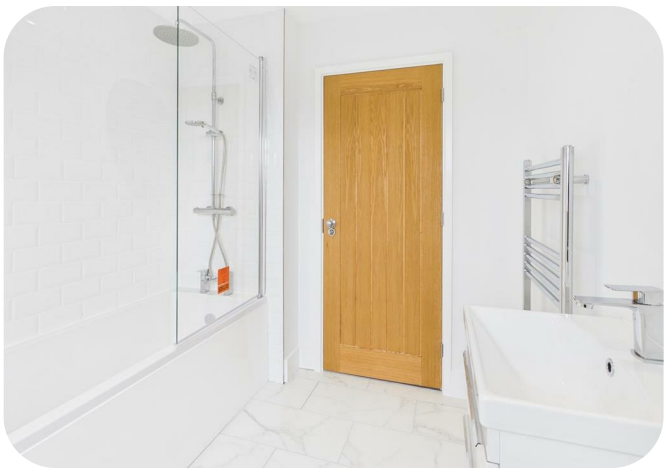












Kitchen/Dining Room
20' 6" x 14' 2" (6.25m x 4.32m) UPVC double glazed window to front. 2 UPVC double glazed windows to side. Double glazed Bi folding doors to rear garden. Fitted with a range of wall and base units. Stainless steel sink and drainer. Integrated fridge freezer and dishwasher. Built in oven, hob and extractor hood. Tiled floor.

Cloakroom
3' 3" x 6' 6" (0.99m x 1.98m) UPVC double glazed window to front. WC. Wash hand basin.

Living Room
16' 8" x 13' 0" (5.08m x 3.96m) UPVC double glazed windows to rear and side aspects. Television point.

Utility Room
8' 5" x 6' 5" (2.57m x 1.96m) Fitted with base units. Integrated washing machine. UPVC double glazed window to rear. Double glazed door to rear. Double glazed door to rear.

Entrance Hall
13' 2" x 11' 5" (4.01m x 3.48m) Double glazed door to front. UPVC double glazed window to front. Stair to first floor with storage cupboard under. Doors to cloakroom, living room and kitchen/diner

First Floor Landing
UPVC double glazed window to front. Door to airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1
11' 5" x 13' 2" (3.48m x 4.01m) UPVC double glazed window to rear. Door to En-suite.

En-Suite
8' 7" x 3' 6" (2.62m x 1.07m) Shower cubicle. Wash hand basin. WC. UPVC double glazed window to rear.

Bedroom 2
12' 0" x 9' 5" (3.66m x 2.87m) UPVC double glazed window to rear.

Bedroom 3
8' 6" x 9' 9" (2.59m x 2.97m) Built in cupboard UPVC window to to front

Bedroom 4
7' 11" x 10' 7" (2.41m x 3.23m) UPVC double glazed window to front.

Bathroom
8' 7" x 7' 0" (2.62m x 2.13m) Bath. Wash hand basin. WC. Door to cupboard. UPVC double glazed window to rear.

Agents Note
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.