



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

welcome to

Jane Forby Close, Wretton, King's Lynn

Chain free! 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 a cost of £288 per annum.

Heating to the property is served by oil central heating.

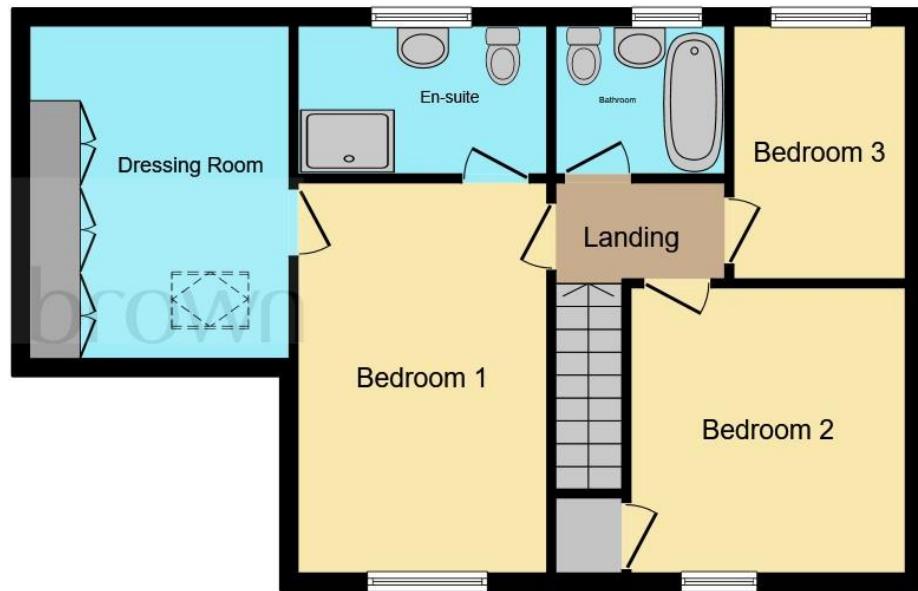


view this property online williamhbrown.co.uk/Property/DHM112690





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 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

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

£340,000



view this property online williamhbrown.co.uk/Property/DHM112690

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DHM112690 - 0003

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