



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 as cost of £288 per annum.

Heating to the property is served by oil central heating.

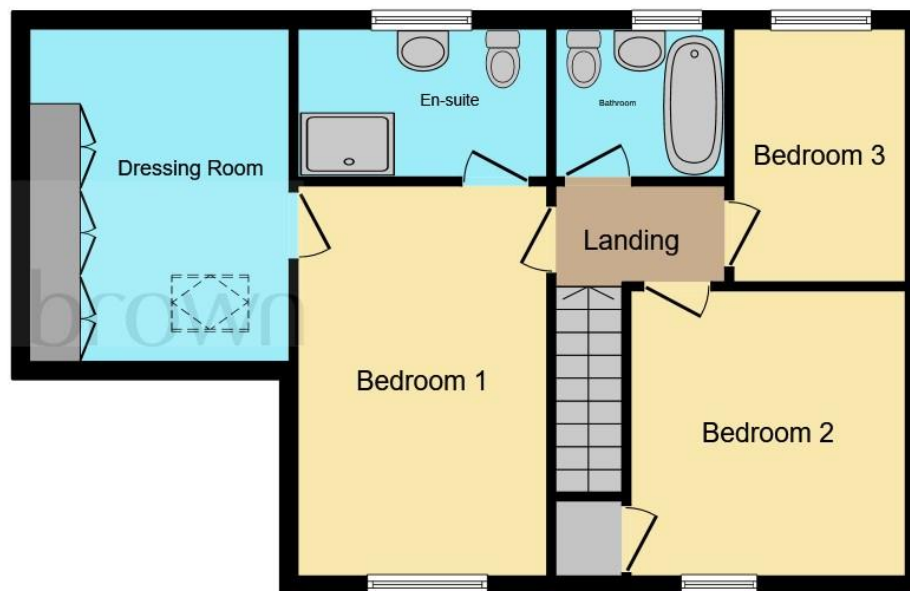


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Ground Floor



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112690 - 0003

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