



**Church Road, Wereham, King's Lynn, PE33 9AP**



**welcome to**

## **Church Road, Wereham, King's Lynn**

Chain free! A delightful two bedroom cottage in a peaceful conservation area, overlooking the historic village church. Featuring a comfortable living/dining room with inglenook fireplace, stylish kitchen and low-maintenance rear garden, this home is full of character with period features throughout.



## Accommodation:

Entrance door to:

### Living Room/Dining Room

19' 4" x 17' 2" ( 5.89m x 5.23m )

Door to the front. Single-glazed window to the front. Two radiators. Exposed brick inglenook fireplace with wood burning stove. Stairs leading to the first floor landing.

### Kitchen

11' 6" x 10' 6" ( 3.51m x 3.20m )

This modern fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric double oven and an electric hob with cooker hood over. There is also a washer-dryer, an integrated fridge/freezer and an integrated dishwasher. Single-glazed window to the rear.

### First Floor Landing

Stairs from the living room. Loft access.

### Bedroom One

11' 3" x 10' 3" ( 3.43m x 3.12m )

Single-glazed window to the front. Radiator. Two storage cupboards.

### Bedroom Two

6' 8" x 11' 7" ( 2.03m x 3.53m )

uPVC double-glazed window to the rear. Radiator.

### Bathroom

Fitted with WC, wash hand basin and roll-top bath with shower attachment. Radiator. uPVC double-glazed window to the rear.

## Outside

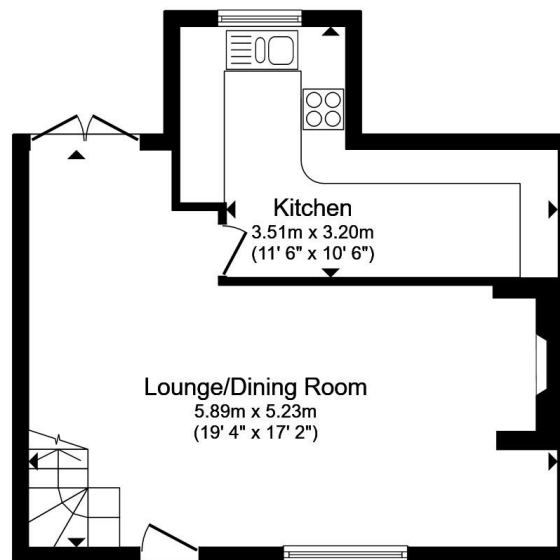
To the rear of the property, the garden is fully enclosed by timber fencing. It has a paved patio area and a garden path leads past mature plants and shrubs to a knapped flint outbuilding ideal for additional storage.

## Agent's Note

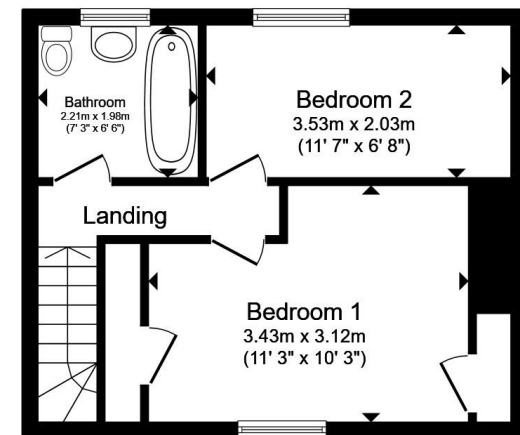
There is an existing Right of Way at the property to allow access from the garden to the road.

Heating to the property is served by LPG gas bottles. Please enquire with the branch for further details if required.

Please note that the roof of the property was completely replaced in 2024.



Ground Floor



First Floor

Total floor area 75.8 m<sup>2</sup> (816 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## Church Road, Wereham, King's Lynn

- Two bedroom cottage
- Living room with inglenook fireplace
- Contemporary kitchen
- Enclosed garden
- Church views

Tenure: Freehold EPC Rating: F

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112721 - 0004

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