



Church Road

Wretton, PE33

Price £180,000

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Wretton, King's Lynn, PE33

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Description

Found in the Norfolk village of Wretton, this delightful end terrace home on Church Road offers a perfect blend of comfort and modern living. Built in circa 1990, the property is well-presented throughout and is an ideal choice for first-time buyers seeking a welcoming community.

Upon entering, you are greeted by a cosy lounge featuring a wood burner, perfect for those chilly evenings. The spacious kitchen is thoughtfully designed, complete with a built-in under-stairs cupboard, and boasts a window and door that open directly to the rear garden, allowing for an abundance of natural light and easy access to outdoor space.

Upstairs, you will find two inviting bedrooms, providing ample space for relaxation and rest. The modern family bathroom is conveniently located, ensuring that all your needs are met.

The enclosed rear garden is a true highlight of this property, predominantly laid to lawn, it also features a patio and decking area, ideal for entertaining or enjoying a quiet moment outdoors. Additionally, a timber shed offers extra storage for gardening tools or outdoor equipment.

With parking available on the shingled drive to the front of the home, electric heating, and sealed unit uPVC windows and doors, this home combines practicality with style. The sought-after location in Wretton adds to its appeal, making it a wonderful place to call home. Don't miss the opportunity to view attractive property that perfectly balances modern living with the tranquillity of village life.

Measurements

Lounge - 12' 5" x 11' 10"

Kitchen - 12' max x 10' 11" max

Stairs to first floor landing

Bedroom 1 - 12' max x 11' 5" max

Bedroom 2 - 11' max x 6' 7" max

Bathroom - 6' 8" x 5' plus door recess

Council Tax band - A

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our trusted partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are

Tel: 01842 818282

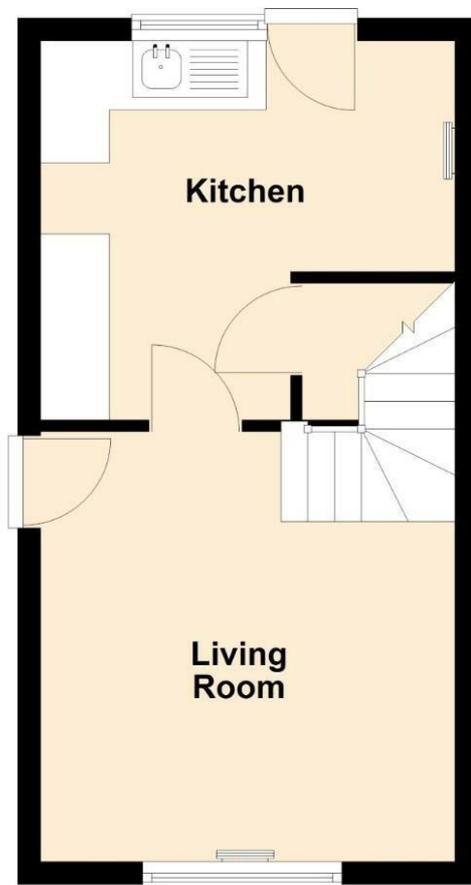
detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

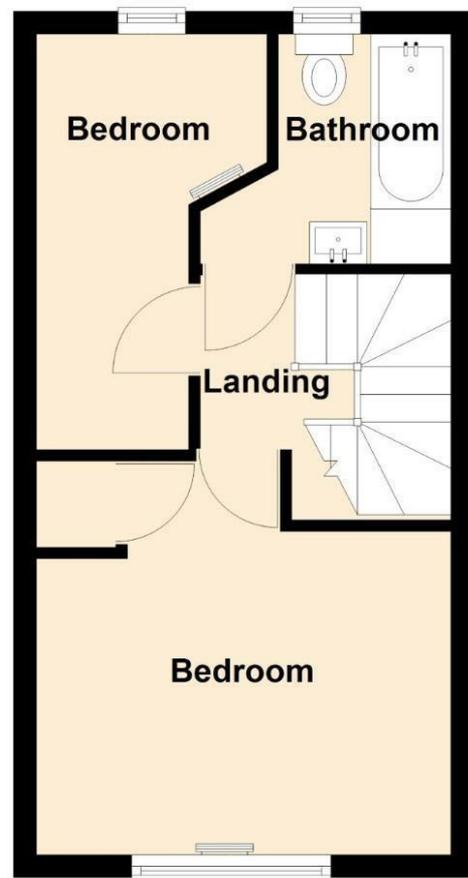




Ground Floor

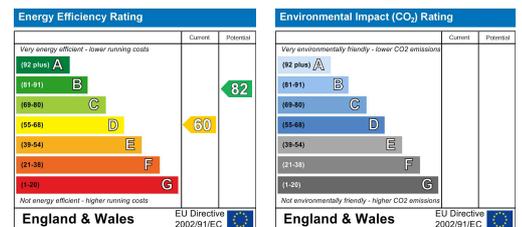


First Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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