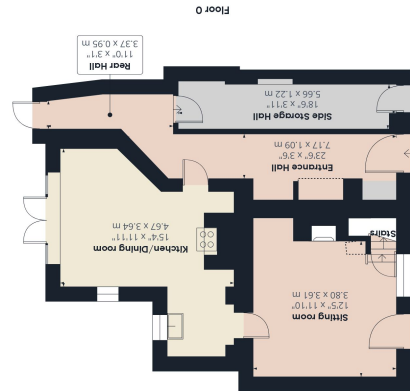


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# Hannah Cottage

Wretton, King's Lynn, PE33 9QX

This 3 bedroom period terrace cottage is located in a lovely rural position with farmland views and benefits from a generous garden. the property has been extended and offers an open plan kitchen/dining room with double doors to the rear patio and garden. There is a sitting room with a wood burning stove and a side hallway/storage room and entrance hall. On the first floor there are two double bedrooms and a single bedroom or office as well as the bathroom. The wood burning stove serves a few radiators and there is additional electric heating. Outside is a generous rear garden with patio area with mature shrubs and plants. To the front there is a parking bay (Not owned) which the current owner uses.



## UPVC Double Glazed Door To

### Entrance Hall

23' 6" x 3' 6" (7.16m x 1.07m) Max. Stable door to kitchen. Opening to rear hall.

### Side Storage Hall.

18' 6" x 3' 11" (5.64m x 1.19m) UPVC double glazed door to front.

### Rear Hall

UPVC double glazed door to garden. Latch door to side storage hall.

### Kitchen/Dining room

15' 4" x 11' 11" (4.67m x 3.63m) Max. Fitted with a range of wall and base units with oak worktops over. Brick chimney with space for Range style oven. Butler sink with mixer tap. Space for washing machine, slim line dishwasher and fridge freezer. Tiled floor. Spot lights. UPVC double glazed doors to garden. Two UPVC double glazed windows. Electric panel heater.

### Sitting Room

12' 5" x 11' 10" (3.78m x 3.61m) UPVC double glazed window and door to front. Wood burning stove to fireplace. Exposed beam. Electric panel heater. Two wall lights. Latch door to staircase.

### First Floor Landing

Electric panel heater. Exposed brick chimney. Latch doors to bedrooms.

## Bedroom 1

9' 9" x 12' 0" (2.97m x 3.66m) UPVC double glazed window to rear. Vaulted ceiling. Heating controls. Electric heater. Loft access. Spot lights. Double doors to airing cupboard. Built in storage cupboard.

## Bedroom 2

12' 6" x 10' 7" (3.81m x 3.23m) UPVC double glazed window to front. Radiator. Loft access. Exposed brick chimney.

## Bedroom 3/Study

6' 8" x 8' 5" (2.03m x 2.57m) Double glazed window to front. Radiator.

## Bathroom

5' 6" x 6' 4" (1.68m x 1.93m) UPVC double glazed window to rear. Bath with shower over and screen. W.C. Wash hand basin. Heated towel rail. Tiled floor and walls. Extractor fan. Dimplex fan heater.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.