



The Firs  
Wretton Road  
Boughton

£500,000



# The Firs

Boughton, King's Lynn, PE33 9AJ

We are delighted to offer this spacious detached family home located in the highly sought-after village of Boughton, Norfolk. This generous property features four well-appointed bedrooms and three bathrooms, making it an ideal family residence. The property offers a kitchen with a convenient utility room, offering ample space for cooking and storage. The generous living room and separate dining room provides comfortable and versatile spaces for both relaxation and entertaining. Outside, the property boasts a double garage and driveway parking for multiple vehicles. This exceptional property perfectly blends village charm with spacious family comforts, making it an opportunity not to be missed!



## Entrance Hall

10' 2" x 10' 3" (3.10m x 3.12m) Radiator. Stairs to first floor. Understairs cupboard. Doors to all major rooms.

## Downstairs WC/ Shower Room

6' 11" x 4' 5" (2.11m x 1.35m) WC. Wash hand basin. Enclosed shower area. Part tiled surround. Radiator. Window to the front.

## Living Room

20' 8" x 11' 11" (6.30m x 3.63m) Double glazed windows to the front & side. Double patio doors to rear garden. Double internal glazed doors to dining room. Two Radiators. TV point.

## Dining Room

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to the rear. Radiator. Serving hatch. Door to entrance hall.

## Kitchen

13' 2" x 10' 4" (4.01m x 3.15m) Double glazed window to rear. Serving hatch to dining area. A mixture of wall and base units. Electric hob and oven. Tiled splash back walls. Spaces for fridge/freezer and dishwasher. One and a half bowl sink and drainer with rinsing area. Door to utility room. Radiator.

## Utility Room

6' 10" x 5' 4" (2.08m x 1.63m) Radiator. Window to the front. Sink and rinsing area. Space for washing machine. Wall and base unit.

## Inner Hallway

21' 7" x 4' 2" (6.58m x 1.27m) Doors to front and rear garden. Door to integral garage. Power points.

## Garage

24' 7" x 15' 6" (7.49m x 4.72m) Power points. Up and over garage door. Window to the rear. Oil tank is currently housed in the garage. Door to boiler cupboard.

## Boiler cupboard

5' 11" x 2' 11" (1.80m x 0.89m) Housing the oil boiler.

## First Floor Landing

15' 10" x 2' 9" (4.83m x 0.84m) Window over landing area.

## Bedroom One

13' 3" x 8' 7" (4.04m x 2.62m) Radiator. Double glazed window to the rear. Built in wardrobes. Door to En-suite bathroom.

## En-suite

6' 11" x 5' 7" (2.11m x 1.70m) WC. Panelled bath. Heated towel rail. Wash hand basin. Double glazed window to the front.

## Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m) Radiator. Dual aspect double glazed windows to the rear and side of the property. Radiator. 2 built in wardrobes.

## Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m) Double glazed window to the rear. Radiator. Double built in wardrobe.

## Bedroom Four

11' 11" x 7' 0" (3.63m x 2.13m) Radiator. Double glazed window to the front. Built in wardrobe.

## Family Bathroom

8' 9" x 7' 0" (2.67m x 2.13m) Panelled bath. Double glazed window to the front of the property. WC. Wash hand basin. Tiled surround. Radiator.

## Front & Rear Garden

A long driveway leading up to the property. The garden part is mostly laid to lawn with trees and shrubbed areas. Parts are enclosed with fence panels.

The rear garden is mostly laid to lawn with tree and shrubs surrounding. Small patio area. Large timber based shed to the side of the garage.

## 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.

