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Beech House  
Flegg Green  
Wereham

£500,000

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# Beech House

## Wereham, King's Lynn, PE33 9BA

A superb opportunity to purchase a lovely detached home located in a popular position in the village of Wereham. The home was traditionally built to a high standard in 2016 by a reputable local company and remains in excellent order. The property benefits from air source central heating with under floor on the ground floor and radiators to the first floor. It has UPVC double glazed sash windows a security alarm, outside lighting and a generous driveway leading to a detached double garage with electric doors. Inside the home is light and spacious with an entrance hall, open plan kitchen, dining and family room with a vaulted ceiling, tiled floors, bi-folding doors and granite worktops. There is integrated appliances including an AEG oven, oven/microwave, hob as well as an integrated fridge freezer and dishwasher. On the ground floor is a living room with a wood burning stove, study, cloakroom and utility room. On the first floor the main bedroom has built in wardrobes and an en-suite shower room, there are three further double bedrooms and a family bathroom. A great home which must be viewed to fully appreciate all it has to offer.



### Entrance Hall

10' 10" x 6' 2" (3.30m x 1.88m) Max. Staircase to first floor: Tiled floor: Underfloor heating. Alarm keypad.

### Living Room

17' 0" x 13' 6" (5.18m x 4.11m) Two UPVC double glazed sash windows to front. Feature fireplace with log burning stove. Television point. Telephone point. Underfloor heating.

### Kitchen, Dining & Family room

9' 7" x 11' 9" (2.92m x 3.58m) Kitchen. Two UPVC double glazed sash windows to rear: Fitted with a range of wall and base units with granite worktops over incorporating an inset stainless steel one and a half bowl sink and drainer with granite draining board. Electric oven with an additional oven/microwave. Electric hob with extractor hood and granite splash backs. Integrated dishwasher and fridge freezer: Underfloor heating. Opening to Dining & Family Room.

### Dining & Family Room.

20' 11" x 15' 8" (6.38m x 4.78m) Two UPVC double glazed sash windows to rear: Two Velux windows. Bi-fold Doors to rear patio/garden. Underfloor heating. Vaulted ceiling.

### Utility Room

5' 3" x 7' 9" (1.60m x 2.36m) Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Water softener. Space for washing machine. UPVC double glazed door to side. Underfloor heating. Tiled floor:

### Cloakroom

3' 7" x 4' 10" (1.09m x 1.47m) UPVC double glazed sash window to side. WC. Wash hand basin. Part tiled walls. Tiled floor: Underfloor heating.

### Study

6' 11" x 7' 9" (2.11m x 2.36m) UPVC double glazed sash window to front. Tiled floor: Under floor heating.

### Landing

UPVC double glazed sash window to rear: Radiator: Door to built in airing cupboard.

### Bedroom 1

11' 10" x 13' 9" (3.61m x 4.19m) Built in double wardrobe. Two UPVC double glazed sash windows to front. Radiator: Television point. Telephone point. Door to En-suite.

### En-suite

4' 8" x 7' 10" (1.42m x 2.39m) UPVC double glazed sash window to side. Double width shower cubicle. Wash hand basin within vanity unit. Shaver point. Heated towel rail. Part tiled walls. Tiled floor: Spot lights. Extractor fan.

### Bedroom 2

9' 8" x 14' 9" (2.95m x 4.50m) Two UPVC double glazed sash windows to front. Radiator: Telephone point. Television point.

### Bedroom 3

9' 8" x 10' 3" (2.95m x 3.12m) UPVC double glazed sash window to rear: Telephone point. Television point.

### Bedroom 4

9' 3" x 8' 3" (2.82m x 2.51m) UPVC double glazed sash window to rear: Radiator: Television point. Telephone point.

### Bathroom

7' 4" x 8' 3" (2.24m x 2.51m) UPVC double glazed sash window to side. Panelled bath. Shower cubicle. Wash hand basin within vanity unit. Shaver point. WC. Heated towel rail. Spot lights. Extractor fan. Wall and floor tiling.

### Double Garage

16' 10" x 20' 8" (5.13m x 6.30m) Electric garage door with remote. Lights and power: Personal door to side.

### Outside

Security lighting to all outside areas

### 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.