

info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market

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Plot 6 Pipistrelle Drive
Low Road
Wretton

Guide Price £400,000

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Plot 6 Pipistrelle Drive

Wretton, King's Lynn, PE33 9QN

Discover your dream family home in the charming village of Wretton with this 4-bedroom, 2-bathroom detached house, perfectly designed for modern living. Nestled within a small select development with lovely rural views. Inside there is a spacious and welcoming layout that includes two generous reception rooms, plus a fully fitted kitchen, equipped with integrated appliances and complemented by stylish tiling. Energy efficiency and sustainability are at the forefront of this property’s design, featuring renewable air source central heating. Flooring is included throughout the home, with tasteful finishes that reflect quality and attention to detail, making it move-in ready for your convenience. Upstairs there are four bedrooms and two contemporary bathrooms which are finished with elegant tiling and high-quality fixtures. Outside is an enclosed garden with a patio area. This property benefits from a 10-year new homes warranty, giving you peace of mind.



Entrance Hall
13' 2" x 11' 5" (4.01m x 3.48m) Double glazed door to front. UPVC double glazed window to front. Stair to first floor with storage cupboard under. Doors to cloakroom, living room and kitchen/diner

Living Room
16' 8" x 13' 0" (5.08m x 3.96m) UPVC double glazed windows to rear and side aspects. Television point.

Kitchen/Dining Room
20' 6" x 14' 2" (6.25m x 4.32m) UPVC double glazed window to front. 2 UPVC double glazed windows to side. Double glazed Bi folding doors to rear garden. Fitted with a range of wall and base units. Stainless steel sink and drainer. Integrated fridge freezer and dishwasher. Built in oven, hob and extractor hood. Tiled floor.

Utility Room
8' 5" x 6' 5" (2.57m x 1.96m) Fitted with base units. Integrated washing machine. UPVC double glazed window to rear. Double glazed door to rear. Double glazed door to rear.

Cloakroom
3' 3" x 6' 6" (0.99m x 1.98m) UPVC double glazed window to front. WC. Wash hand basin.

First Floor Landing
UPVC double glazed window to front. Door to airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1
11' 5" x 13' 2" (3.48m x 4.01m) UPVC double glazed window to rear. Door to En-suite.

En-Suite
8' 7" x 3' 6" (2.62m x 1.07m) Shower cubicle. Wash hand basin. WC. UPVC double glazed window to rear.

Bedroom 2
12' 0" x 9' 5" (3.66m x 2.87m) UPVC double glazed window to rear.

Bedroom 3
8' 6" x 9' 9" (2.59m x 2.97m) Built in cupboard UPVC window to front

Bedroom 4
7' 11" x 10' 7" (2.41m x 3.23m) UPVC double glazed window to front.

Bathroom
8' 7" x 7' 0" (2.62m x 2.13m) Bath. Wash hand basin. WC. Door to cupboard. UPVC double glazed window to rear.

Specification
We are advised that the 8 new homes will all benefit from the following specification:
*Fully fitted kitchens including Fridge, Freezer, Dishwasher, Washing Machine, Oven, Hob ,Extractor (Branded Appliances to be confirmed),Stainless Steel sink and tap
* Heating and Hot water provided by renewable system, air source heat pump.
*Underfloor heating to the ground floor
*Radiators to first floor with towel rails to all bathrooms
*Fully fitted carpets and floor coverings throughout to include tiling to kitchen and bathroom floors
*Tiled main bathroom comprising built in contemporary WC, Hand basin with bath and shower over complete with shower screen.
*En-suites to receive showers, WC, Hand basin
*Downstairs cloakroom
*Comprehensive electrical specification downlighters throughout ground floor
*Double glazed throughout
*Secure rear gardens, patio area and turfing
*Onsite parking minimum of two spaces per property with garages in accordance with sites planning permission
*Fully landscaped external areas upon completion of overall site construction
*Full 10 year warranty
*Mains electricity and Water
*Foul Drainage via individual biodigester type systems Surface water being dealt with via soakaway system.

Agents Note
Buyers are made aware that the details and measurements provided are taken from the plans provided and should be used for guidance only. Buyers should satisfy themselves as to the exact specification prior to purchase. The internal photos are from other completed houses by the developer and should be used for guidance only.

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.

