

info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market

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Plot 2 Pipistrelle Drive

Low Road

Wretton Guide Price £300,000 - £325,000 £300,000

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# Plot 2 Pipistrelle Drive

## Wretton, Kings Lynn, PE33 9QN

**GUIDE PRICE £300,000 - £325,000.** This new development of just 8 detached traditionally built properties are located in the semi rural village of Wretton which is between the towns of Downham Market, Brandon and Kings Lynn. Local builders EAM developments are currently working on site with completion of properties due in 2024. With other ongoing to developments in the area EAM have got a proven track record for producing quality energy efficient new homes all with a 10 year warranty. The site benefits from being partly surrounded by farmland with many of the properties benefitting from these rural views as well as them enjoying generous garden space with either south or west facing aspects. All of the properties have driveways and either a single or double car port as well as quality UPVC double glazing and energy efficient air source central heating with underfloor heating on the ground floor and radiators to the first floor. Inside they offer spacious accommodation with modern decoration and quality fittings throughout with integrated kitchen appliances and flooring included.



### Entrance Hall

Double Glazed door to front. Doors to Utility room, Cloakroom, Living Room , Kitchen/Dining Room and under stairs storage cupboard.

### Living Room

14' 5" x 13' 7" (4.39m x 4.14m) UPVC double glazed windows to side and rear aspects. Television point.

### Kitchen/Dining Room

20' 11" x 15' 1" Max (6.38m x 4.60m) Fitted with a range of units at base and wall level, integrated fridge, freezer and dishwasher. Built in oven, hob and extractor hood. Stainless steel sink and drainer. Tiled floor: UPVC double glazed windows to front and rear: Double glazed Bi folding doors to garden. Stairs to first floor:

### Utility

9' 4" x 6' 2" (2.84m x 1.88m) Fitted with units at base level. Integrated washing machine, sink and drainer: UPVC double glazed window to front.

### Cloakroom

6' 2" x 3' 5" (1.88m x 1.04m) WC and Wash hand basin. UPVC double glazed window to front.

### First Floor Landing

Two built in cupboards. Velux window, Doors to bedrooms and bathroom.

### Bedroom 1

13' 5" x 11' 10" (4.09m x 3.61m) UPVC double glazed window to rear: Door to en-suite.

### En-Suite Shower Room

5' 9" x 5' 7" (1.75m x 1.70m) Shower cubicle. WC. Wash hand basin

### Bedroom 2

19' 11" x 8' 8" (6.07m x 2.64m) UPVC double glazed Velux window to rear

### Bedroom 3

11' 5" x 7' 3" (3.48m x 2.21m) UPVC double glazed window to rear:

### Bathroom

7' 6" x 5' 9" (2.29m x 1.75m) Bath. WC. Wash hand basin. Velux window

### 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.

### 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.