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**King & Partners**



2 The Pleasance

Flegg Green

Wereham

£480,000

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## 2 The Pleasance

Wereham, King's Lynn, PE33 9BA

**Modern 4-Bedroom Detached Home with 2 En-Suites & Field Views – Stylish, Energy-Efficient Living in a Peaceful Village Setting** Nestled in the village of Wereham, 2 The Pleasance is a beautifully designed four-bedroom detached home offering the perfect mix of contemporary style and countryside charm. The heart of the home is a bright and spacious open-plan kitchen, dining and family room, featuring sleek finishes and bi-fold doors that open onto the rear garden – ideal for indoor-outdoor living and entertaining. A separate living room, dedicated study, utility room, and cloakroom add flexibility and functionality to the ground floor. Upstairs, the home continues to impress with four bedrooms, including two with en-suite shower rooms, and a modern family bathroom, all thoughtfully finished for modern family life. Outside, enjoy the peace and privacy of a well-maintained garden with open field views, along with a garage, off-road parking, solar panels with air source central heating – combining comfort with sustainability. This standout home offers a rare opportunity to enjoy modern village living in a sought-after location. Don't miss your chance to view!



### Entrance Hall

13' 0" x 6' 2" (3.96m x 1.88m) Max.

### Living Room

17' 7" x 12' 6" (5.36m x 3.81m) Max.

### Dining/Family Room

16' 0" x 14' 7" (4.88m x 4.45m)

### Kitchen/Breakfast Room

9' 6" x 14' 5" (2.90m x 4.39m)

### Utility Room

3' 2" x 10' 7" (0.97m x 3.23m)

### Cloakroom

2' 10" x 5' 3" (0.86m x 1.60m)

### Study

6' 0" x 10' 6" (1.83m x 3.20m)

### Bedroom 1

14' 7" x 10' 1" (4.45m x 3.07m)

### Walk-In Wardrobe

7' 0" x 5' 7" (2.13m x 1.70m)

### En-Suite

7' 2" x 4' 1" (2.18m x 1.24m)

### Bedroom 2

10' 4" x 11' 10" (3.15m x 3.61m)

### En-Suite

7' 1" x 6' 11" (2.16m x 2.11m)

### Bedroom 3

9' 0" x 10' 7" (2.74m x 3.23m)

### Bedroom 4

9' 1" x 10' 8" (2.77m x 3.25m)

### Bathroom

6' 2" x 9' 3" (1.88m x 2.82m)

### Garage

22' 9" x 10' 4" (6.93m x 3.15m)

### 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.