



Bluebird Cottage

Low Road

Wretton

£449,000





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Wretton, King's Lynn, PE33 9QN

This detached period house is situated on the outskirts of the village of Wretton on a plot approaching half an acre (STMS). Approximately 20 years ago the house had extensive works carried out and whilst the property offers many benefits it does require updating and redecoration. The accommodation includes a living room, dining room, kitchen/breakfast room, utility room, wet room and rear hall. On the first floor there is a master bedroom with En-suite, 3 further bedrooms and a family bathroom. Outside are double gates with an extensive double asphalt driveway, generous front, side and rear gardens with a variety of fruit trees and shrubs. There is a brick built workshop/storage building which was formerly a double garage.

With countryside views to the front and rear making this a fantastic opportunity as someone's new home.



Living Room

26' 0" x 13' 6" (7.92m x 4.11m) Two double glazed windows to front. Brick open fire place. Stone floor. Stairs to first floor. Beams. 2 radiators. Television point. Telephone point. Wall lights. Latch doors to dining room and utility room.

Dining Room

13' 1" x 13' 8" (3.99m x 4.17m) Double glazed bowed window to front. Two double glazed windows to side. Brick fireplace. Stone floor. Beams. Radiator. Telephone point. Wall lights. Latch door to rear hall.

Rear Hall

13' 8" x 5' 0" (4.17m x 1.52m) Two double glazed windows to rear. Radiator. Stable door to rear. Latch door to kitchen.

Farmhouse Kitchen

14' 3" x 17' 7" (4.34m x 5.36m) Max. Double glazed window to dual aspect. Inglenook open fireplace. Free standing timber base units. Butler sink. Space for range oven. Radiator. Beams. Telephone point. Stone floor. Latch door to utility room.

Utility Room

11' 3" x 9' 1" (3.43m x 2.77m) Two double glazed windows to rear. Timber free standing cupboard with butler sink. Space for fridge freezer. Radiator. Stone floor. Stable door to side. Door to storage cupboard with consumer unit. Door to wet room.

Wet Room

Shower. W.C. Wash hand basin. Tiled walls & floor.

First Floor Landing

Radiator. Loft access. Latch doors to bedrooms and bathroom.

Bedroom 1

13' 2" x 13' 9" (4.01m x 4.19m) Double glazed window to front and side. Radiator. Latch door to En-suite.

En-suite

4' 10" x 8' 5" (1.47m x 2.57m) Double glazed window. Tiled shower cubicle. WC. Wash hand basin. Radiator.

Bedroom 2

14' 5" x 13' 1" (4.39m x 3.99m) Four double glazed windows to triple access. Radiator. Door to cupboard housing hot water cylinder.

Bedroom 3

14' 4" x 9' 10" (4.37m x 3.00m) Double glazed window to front. Radiator. Television point.

Bedroom 4

11' 1" x 9' 10" (3.38m x 3.00m) Double glazed window to front. Radiator.

Bathroom

5' 11" x 8' 4" (1.80m x 2.54m) Double glazed window. Panelled bath with shower over. Wash hand basin. WC. Radiator.

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.