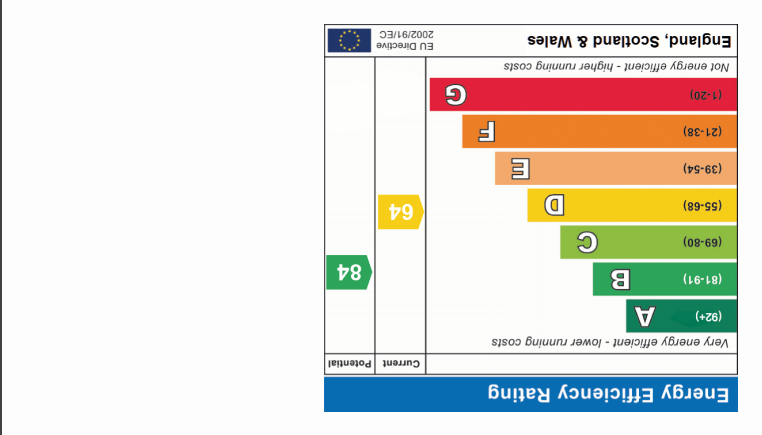


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34 Wretton Road

Stoke Ferry

King's Lynn, PE33 9SN

£275,000

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# Wretton Road

## Stoke Ferry, King's Lynn, PE33 9SN

Spacious 3-Bedroom Detached Bungalow with an Observatory Set on a generous plot in the peaceful village of Stoke Ferry, this bungalow offers versatile single-level living and a wealth of features. The light-filled lounge/dining area provides a welcoming heart to the home, complemented by a well-appointed kitchen, family shower room and three comfortable bedrooms. Practical touches include triple-glazed windows, oil-fired central heating, and solar panels, helping to enhance energy efficiency. The property also benefits from a garage with a separate workshop at the rear, driveway parking, and a spacious enclosed rear garden—perfect for gardening & entertaining with an additional storage shed. A unique highlight is the on-site observatory, ideal for stargazing enthusiasts! Location Stoke Ferry is a friendly rural village surrounded by open countryside, offering a relaxed pace of life with a strong sense of community. Within a 5-mile radius, you'll find local shops, traditional pubs, riverside walks, and nature reserves. The nearby towns of Downham Market and King's Lynn provide a wider range of amenities, including supermarkets, healthcare, and rail connections to Ely, Cambridge, and London. This setting offers the perfect balance between rural tranquility and everyday convenience.



### UPVC Front Door to

#### Entrance Hall

Loft access. Cloak Cupboard. Radiator.

#### Kitchen

8' 2" x 13' 3" (2.49m x 4.04m) UPVC triple glazed window to rear Door to garden. Archway to Living/Dining room. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric hob. Space for washing machine and fridge freezer. Immersion cupboard. Radiator.

#### Living/ Dining Room

10' 1" x 23' 6" (3.07m x 7.16m) UPVC triple glazed window to front and rear. Two Radiators. Television point.

#### Bedroom One

10' 7" x 13' 5" (3.23m x 4.09m) UPVC triple glazed window to rear. Radiator

#### Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m) UPVC triple glazed window to front. Radiator.

#### Bedroom Three

7' 0" x 9' 10" (2.13m x 3.00m) UPVC triple glazed window to rear. Radiator. Cupboard.

### Shower Room

4' 11" x 6' 3" (1.50m x 1.91m) UPVC Triple glazed window to front. Shower cubicle. Wash hand basin. Heated towel rail.

### Cloakroom

2' 8" x 4' 6" (0.81m x 1.37m) UPVC triple glazed window to front. W.C.

### Front Garden

Low level walled garden. Driveway leading to Garage. Lawn. Mature shrubs

### Rear Garden

Rear enclosed garden with an Observatory (Contents of which are not included in the sale).

### Garage

### 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.