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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

Situated within a small and exclusive development of just four homes built in 2018, this beautifully presented detached residence offers contemporary, energy-efficient living in the heart of the sought-after Norfolk village of Wereham. Designed with both comfort and practicality in mind, the property boasts low running costs thanks to solar panels with battery storage and underfloor air source central heating throughout, creating a highly efficient and future-proof home. The accommodation is both spacious and versatile. At its heart lies a stunning open plan kitchen, dining and family room with bi-folding doors to the garden, ideal for modern lifestyles and entertaining, complemented by a separate living room for more relaxed evenings. A practical utility room and cloakroom add further convenience to the ground floor. Upstairs, the property offers four generous double bedrooms, all benefitting from built-in wardrobes. The principal and guest bedrooms enjoy their own en-suite facilities, in addition to a well-appointed family bathroom, ensuring ample space for family living or visiting guests. Externally, the home continues to impress. A substantial 6.9m garage provides excellent storage or workshop potential, alongside driveway parking. The enclosed rear garden features a patio seating area and enjoys attractive views across open fields, offering a peaceful outdoor retreat.



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.

