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Bonanza
Cromer Lane
Wretton

£310,000

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Bonanza

Wretton, King's Lynn, PE33 9QX

Superb field views are just one of the many benefits this home has to offer. Having been refurbished over the last few years this cottage really does offer country living with spacious accommodation including a twist between modern open plan and more cosy traditional rooms. The accommodation is flexible with plenty of reception space including a lovely open plan kitchen, living and dining room which opens onto the rear garden. On the ground floor there is also a sitting room, office, 4th bedroom, utility, pantry, shower room and workshop space. On the first floor there are 3 bedrooms and a family bathroom. Over recent years the property has had extensive work including the electrics and heating system as well a new sanitary, kitchen, redecoration and flooring. Outside is a lovely cottage style garden with an Arcon outbuilding which is used as a home bar and games room although would be ideal for various recreational uses. The current owners rent the adjacent drive and extra garden for £1000 per annum which could be available for the new owners subject to negotiation. Please ask for further details.



Entrance Hall

UPVC double glazed door to front. Telephone point. Staircase to first floor. Laminate flooring. Radiator.

Sitting Room

12' 5" x 9' 0" (3.78m x 2.74m) UPVC double glazed window to front. Radiator.

Office

12' 3" x 7' 7" (3.73m x 2.31m) UPVC double glazed window to front. Radiator.

Bedroom 4

8' 9" x 7' 0" (2.67m x 2.13m) UPVC double glazed window to front. Radiator.

Kitchen/Breakfast Room

11' 7" x 16' 3" (3.53m x 4.95m) Fitted with a range of wall and base units with oak worktops over. Built in double electric oven, hob and extractor hood. Space for American Style fridge freezer. One and a half bowl ceramic sink and drainer. Luxury Vinyl Tiled flooring. Radiator. Door to pantry/storage, Door to utility room opening to living room.

Living/Dining Room

16' 4" x 20' 9" (4.98m x 6.32m) UPVC double glazed patio doors and windows overlooking the garden. Luxury Vinyl Tiled flooring. Radiator. Spot lights.

Pantry/Storage

12' 3" x 3' 11" (3.73m x 1.19m) UPVC double glazed window panels.

Utility Room

11' 5" x 3' 6" (3.48m x 1.07m) Work surface with space under for washing machine, tumble dryer & dishwasher. Luxury Vinyl Tiled flooring. Radiator. UPVC double glazed door to garage. Door to boiler cupboard with oil fired Worcester boiler and hot water cylinder.

Shower Room

5' 8" x 7' 4" (1.73m x 2.24m) Tiled shower cubicle. W.C. Wash hand basin within vanity unit. Extractor fan. Heated towel rail.

First Floor Landing

UPVC double glazed window to rear. Radiator. Loft hatch.

Bedroom 1

12' 7" x 9' 1" (3.84m x 2.77m) Exposed ceiling beam. UPVC double glazed window to front and rear. Radiator.

Bedroom 2

8' 10" x 10' 6" (2.69m x 3.20m) UPVC double glazed window to front. Radiator.

Bedroom 3

6' 7" x 11' 6" (2.01m x 3.51m) UPVC double glazed window to front. Radiator. Exposed ceiling beam.

Bathroom

5' 4" x 5' 3" (1.63m x 1.60m) UPVC double glazed window to side. Bath with shower over and screen. W.C. & wash hand basin within vanity unit. Luxury Vinyl Tiled floor. Heated towel rail.

Garage

17' 0" x 16' 9" (5.18m x 5.11m) Double timber doors. Power and light.

Agents Note

The neighboring gravel driveway and additional garden area (the last 2 photos online) is currently rented by the owners for £1000 per year. There is potential for the new owner to negotiate a tenancy please ask for details.

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.

