



48 Wretton Road

Stoke Ferry

King's Lynn, PE33 9QJ

£500,000







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This detached 5 bedroom family house offers plenty of space including a lovely open plan kitchen family room. There is a sitting room with a wood burning stove and a further living room, utility, cloakroom and front and rear hallways on the ground floor. On the first floor there is a large landing, master bedroom with an En-suite, 4 further bedrooms and a family bathroom. The home has oil fired central heating, double glazing a generous double drive leading to the double garage. The garden is enclosed with a matching brick and flint wall to the front with a covered outdoor decked seating area.



## Entrance Hall

10' 6" x 6' 0" (3.20m x 1.83m) Staircase to first floor. Under stairs storage cupboard. UPVC double glazed door to side. Radiator. Room thermostat. Doors to Sitting Room

## Sitting Room

17' 5" x 14' 1" (5.31m x 4.29m) Brick fireplace with cast iron wood burning stove. 3 double glazed windows. Television point. Telephone point. Two radiators. Door to front hall.

## Living Room

12' 2" x 17' 8" (3.71m x 5.38m) Double glazed window to front and side. Television point. Radiator.

## Kitchen/Family Room

17' 7" x 25' 2" (5.36m x 7.67m) 3 Double glazed windows to dual aspect. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap & central island Range oven with extractor hood over. Space for fridge & freezer. Two radiators. Spot lights. French doors to garden. Door to front hall. Door to utility room.

## Utility Room

10' 1" x 8' 10" (3.07m x 2.69m) UPVC double glazed window. Fitted with a range of base units with worktop over incorporating a stainless steel sink and drainer. Space for washing machine and tumble dryer. Stable door to garden. Oil combination boiler. Extractor fan.

## First Floor Landing

Two UPVC double glazed Velux windows. Under eaves storage cupboard. Built in storage cupboard. Loft access. Radiator.

## Bedroom 1

17' 6" x 11' 8" (5.33m x 3.56m) UPVC double glazed window to front and side. Radiator. Television point. Telephone point. Door to En-suite.

## En-suite

7' 7" x 8' 3" (2.31m x 2.51m) Double ended bath with mixer shower attachment. Tiled shower cubicle. W.C. Wash hand basin. Extractor fan. Radiator. (New flooring to be installed).

## Bedroom 2

13' 8" x 12' 11" (4.17m x 3.94m) UPVC double glazed window to front. Radiator. Television point.

## Bedroom 3

17' 5" x 11' 8" (5.31m x 3.56m) 3 UPVC double glazed windows to triple aspect. Television point. Radiator.

## Bedroom 4

11' 11" x 8' 4" (3.63m x 2.54m) UPVC double glazed window to side. Radiator. Television point.

## Bedroom 5

8' 6" x 8' 5" (2.59m x 2.57m) UPVC double glazed window to rear. Radiator. Television point.

## Bathroom

9' 2" x 8' 6" (2.79m x 2.59m) UPVC double glazed window to side. Corner bath with mixer shower attachment. Tiled shower cubicle. W.C. Wash hand basin. Radiator. Shaver point. Tiled floor. Extractor fan.

## Double Garage.

19' 6" x 16' 9" (5.94m x 5.11m) Twin double doors. Personal door. power and light.

## 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.

