



Wretton Road

Stoke Ferry, King's Lynn, PE33 9QJ

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.

