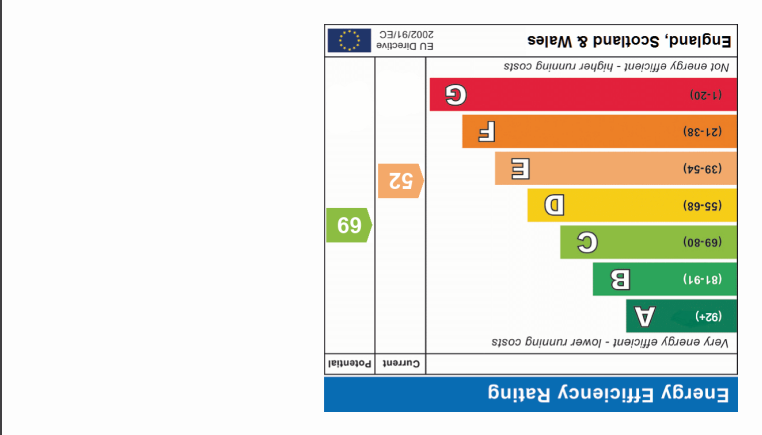


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Lilac Cottage

Low Road

Wretton

£450,000

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# Lilac Cottage

## Wretton, King's Lynn, PE33 9QN

Lilac Cottage, Low Road, Wretton, Norfolk Discover the charm of Lilac Cottage, a delightful detached home in a picturesque village setting. Offered with no onward chain, this beautifully presented property features three spacious double bedrooms, including a master bedroom with en-suite, plus a family bathroom and cloakroom. The inviting living room boasts a cosy wood burner, while the kitchen/dining room is perfect for entertaining, complete with a range oven. Enjoy the comfort of air source central heating and take in the stunning field views to the rear. Outside, the superb garden offers wonderful outdoor seating areas, ideal for relaxing or hosting. A generous driveway and garage provide ample parking. A rare opportunity to embrace countryside living in a charming Norfolk village—don't miss out!



### Part Glazed Door To

#### Porch

4' 1" x 4' 8" (1.24m x 1.42m) Two UPVC windows to side. Door to entrance hall. Spot lights.

#### Entrance Hall

5' 0" x 5' 5" (1.52m x 1.65m) Radiator. Staircase to first floor. Spot lights. Part glazed door to kitchen/dining room and living room.

#### Kitchen/Dining Room

18' 9" x 11' 4" (5.71m x 3.45m) Double glazed windows to front, rear and side. Fitted with a range of wall and base units with worktop over and peninsular incorporating a stainless steel inset sink and drainer with mixer tap. Belling range style cooker within brick surround, tiled splash backs and spot lights above. Space for washing machine and tumble dryer. Integrated dishwasher. Integrated wine fridge. Space for American style fridge freezer. Tiled floor. Radiator.

#### Living Room

19' 0" x 13' 11" (5.79m x 4.24m) Double glazed window to front with internal shutters. Feature fireplace with wood burner. Patio doors to conservatory. Radiator.

#### Conservatory

16' 5" x 12' 0" (5.00m x 3.66m) UPVC and brick construction. Tiled floor. Radiator. Patio doors to rear garden.

#### Rear Hall

6' 5" x 2' 7" (1.96m x 0.79m) Tiled floor. Door to garden. Door to Cloakroom.

#### Cloakroom

6' 3" x 2' 6" (1.91m x 0.76m) Double glazed window to rear. Wash hand basin within vanity unit. W.C. Radiator.

#### Landing

Double glazed window to rear. Split level landing. Storage cupboard.

#### Bedroom 1

11' 2" x 12' 7" (3.40m x 3.84m) Double glazed window to front with plantation shutters. Fitted wardrobe. Radiator. Door to En-suite.

#### En-suite

6' 1" x 5' 6" (1.85m x 1.68m) Wash hand basin within vanity unit. W.C. Shower cubicle. Heated towel rail.

#### Bedroom 2

12' 1" x 11' 1" (3.68m x 3.38m) Two Double glazed windows to the front and side with plantation shutters. Radiator. Loft access.

#### Bedroom 3

7' 5" x 10' 3" (2.26m x 3.12m) Double glazed window to rear. Radiator.

#### Bathroom

6' 4" x 8' 1" (1.93m x 2.46m) W.C within unit. Bath with shower mixer taps and glass screen. Wash hand basin within vanity unit. Tiled floor. Heated towel rail. Spot lights.

#### 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.