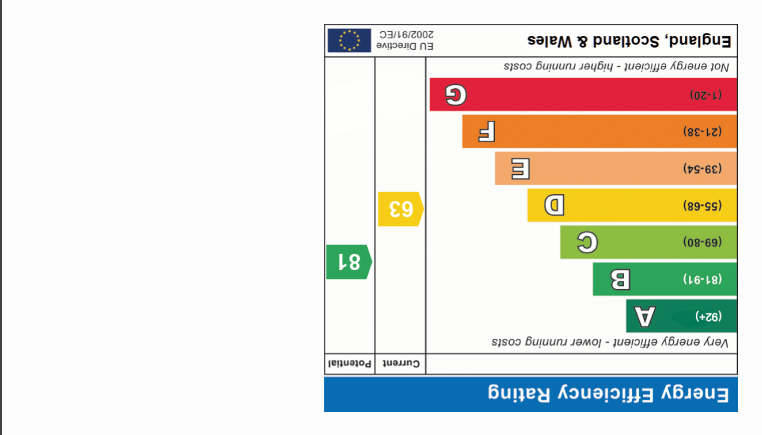


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Bale House

School Lane

Wereham

£475,000

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# Bale House

## Wereham, King's Lynn, PE33 9AW

Spacious 5-Bedroom detached home, nestled on the sought-after School Lane in the picturesque village of Wereham. This charming and versatile five-bedroom detached home offers generous living space both inside and out— offering field views to the rear and church views to the front. The property features a bright and welcoming living room, a well-appointed kitchen with adjoining utility room, and a separate snug or study ideal for home working or quiet relaxation. A practical downstairs en-suite bedroom adds flexibility, complemented by a cloakroom on the ground floor and a family bathroom upstairs. Warmth and comfort are assured with oil-fired central heating and UPVC double glazing throughout. Outside, the home is set within generous, mature gardens—ideal for entertaining, gardening, or simply enjoying peaceful surroundings. Located within easy reach of local amenities and well-positioned for access to nearby towns, this is a rare opportunity to secure a spacious home in a desirable Norfolk village. Early viewing is highly recommended.



Part Glazed Door To:

Entrance Hall

Tiled floor: Radiator: Staircase to first floor:

Living Room

15' 8" x 22' 1" (4.78m x 6.73m) Max. Two UPVC double glazed windows. Two radiators. Patio doors to rear garden.

Kitchen.

19' 3" x 10' 0" (5.87m x 3.05m) Two UPVC double glazed windows. Fitted with a range of wall and base units with worktop over: Butler sink with mixer tap.. Space for fridge freezer and dishwasher: Wall mounted boiler: Radiator:

Inner Hall.

4' 9" x 6' 4" (1.45m x 1.93m) Tiled floor: Door to garden.

Utility Room

12' 4" x 3' 11" (3.76m x 1.19m) Stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer: Space for fridge freezer:

Bedroom 5

11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed patio door to rear garden. Cupboard. Door to En-suite.

En-suite

8' 9" x 4' 0" (2.67m x 1.22m) Shower cubicle. Wash hand basin. W.C. Heated towel rail. Extractor fan.

Cloakroom

8' 8" x 3' 3" (2.64m x 0.99m) UPVC double glazed window. W.C. Wash hand basin. Radiator:

Snug/Study

8' 8" x 7' 8" (2.64m x 2.34m) UPVC double glazed window. Radiator:

Storage Area.

5' 5" x 17' 9" (1.65m x 5.41m) Power & Light.

Galleried Landing

UPVC double glazed window. Loft access. Radiator:

Bedroom 1

15' 10" x 11' 5" (4.83m x 3.48m) Two UPVC double glazed windows. Radiator:

Bedroom 2

11' 7" x 10' 2" (3.53m x 3.10m) UPVC double glazed window. Radiator:

Bedroom 3

8' 10" x 11' 6" (2.69m x 3.51m) UPVC double glazed window. Radiator:

Bedroom 4

9' 0" x 10' 3" (2.74m x 3.12m) UPVC double glazed window. Radiator:

Bathroom

10' 3" x 6' 9" (3.12m x 2.06m) UPVC double glazed window. Bath. W.C. & wash hand basin within vanity unit. Shower cubicle. Radiator:

Outside - Front

Driveway with gravel. Mature frontage with plants and trees. Double gates to rear garden.

Rear Garden

Generous mature garden with plants and trees. Patio area. Greenhouse. Field views to side.

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.