



Church Road

Wretton, PE33

Price £190,000



# Church Road

## Wretton, King's Lynn, PE33

Price £190,000



### Description

Found in the Norfolk village of Wretton, this delightful end terrace home on Church Road offers a perfect blend of comfort and modern living. Built in circa 1990, the property is well-presented throughout and is an ideal choice for first-time buyers seeking a welcoming community.

Upon entering, you are greeted by a cosy lounge featuring a wood burner, perfect for those chilly evenings. The spacious kitchen is thoughtfully designed, complete with a built-in under-stairs cupboard, and boasts a window and door that open directly to the rear garden, allowing for an abundance of natural light and easy access to outdoor space.

Upstairs, you will find two inviting bedrooms, providing ample space for relaxation and rest. The modern family bathroom is conveniently located, ensuring that all your needs are met.

The enclosed rear garden is a true highlight of this property, predominantly laid to lawn, it also features a patio and decking area, ideal for entertaining or enjoying a quiet moment outdoors. Additionally, a timber shed offers extra storage for gardening tools or outdoor equipment.

With parking available on the shingled drive to the front of the home, electric heating, and sealed unit uPVC windows and doors, this home combines practicality with style. The sought-after location in Wretton adds to its appeal, making it a wonderful place to call home. Don't miss the opportunity to view attractive property that perfectly balances modern living with the tranquillity of village life.

### Measurements

Lounge - 12' 5" x 11' 10"

Kitchen - 12' max x 10' 11" max

Stairs to first floor landing

Bedroom 1 - 12' max x 11' 5" max

Bedroom 2 - 11' max x 6' 7" max

Bathroom - 6' 8" x 5' plus door recess

Council Tax band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

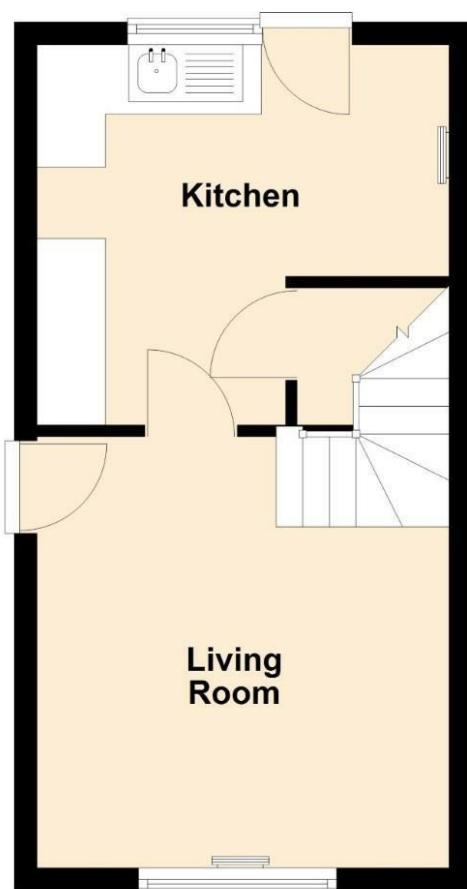
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

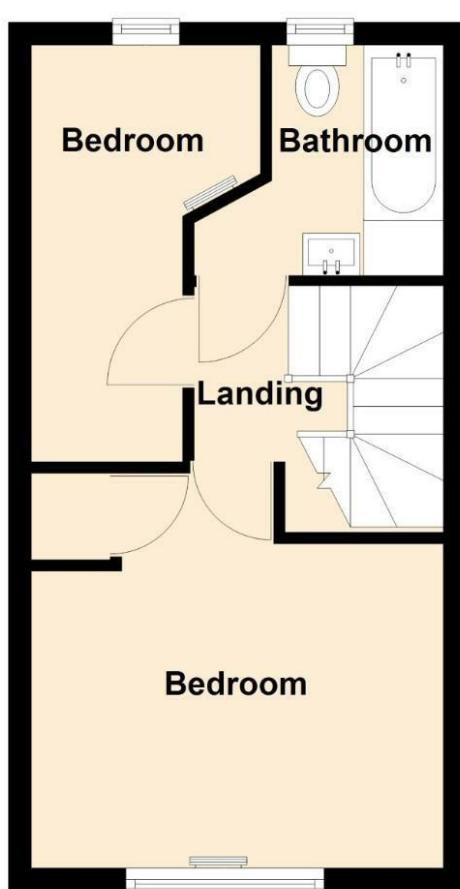




## Ground Floor



## First Floor



## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.