

Cranbourne Field Lane, Wretton, King's Lynn, Norfolk, PE33 9QT

£365,000

- En-suite Wet Room
- Utility Room
- Open Plan Living /Dining & Kitchen
- Downstairs Shower Room
- Conservatory
- Off Road Parking & Garden
- Detached Chalet Bungalow
- 4 Bedroom
- Garage With Roller Door
- Air Source Central Heating

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Entrance Hall
Open staircase to first floor. Panel Radiator. Spotlights.

Living/Dining Room/Kitchen
24' 0" x 19' 11" (7.32m x 6.07m) Max.Living/Dining Room UPVC Double glazed window to front and side. UPVC Double glazed sliding patio doors to garden. Wood burning stove. Media wall. 2 radiators. Spotlights. Door to conservatoryKitchen A range of fitted base and wall units with roll edge worktops. Built in double oven with electric hob and extractor fan. Single bowl sink with drainer and tiled splash backs. Space for dishwasher and fridge freezer. Spotlights. UPVC Double glazed window to rear. Ceramic tiled floor

Conservatory
6' 0" x 10' 0" (1.83m x 3.05m) Upvc and brick construction. Ceramic tiled floor.

Bedroom 4/Snug
15' 8" x 11' 9" (4.78m x 3.58m) UPVC Double glazed window to front. Radiator

Bedroom 3
11' 5" x 12' 4" (3.48m x 3.76m) UPVC Double glazed window to rear. Radiator. Door to Utility

Laundry Room
5' 10" x 8' 10" (1.78m x 2.69m) UPVC double glazed window. Space for washing machine and tumble dryer. Airing cupboard. Radiator. Door to rear.

First floor landing
6' 5" x 7' 8" (1.96m x 2.34m) UPVC Double glazed window to rear. Storage access. Radiator.

Bedroom 1
10' 10" x 18' 6" (3.30m x 5.64m) 11' 0" x 18' 8" (3.35m x 5.69m) UPVC Double glazed window to rear. Radiator. Spotlights. Door to walk-in wardrobe.

En-suite Wet Room
10' 7" x 8' 8" (3.23m x 2.64m) UPVC Double glazed window to side. Wet room with tiled shower area, WC and wash hand basin. Extractor fan. Spotlights. Radiator.

Bedroom 2
10' 8" x 16' 1" (3.25m x 4.90m) 14' 7" x 10' 9" (4.45m x 3.28m) UPVC Double glazed window to front and side. Radiator.

Outside
The property is set on a corner plot. To the front of the property there is a driveway leading to a garage with a roller door. The rest of the garden is accessed through some metal doors and leads to a lawn area.

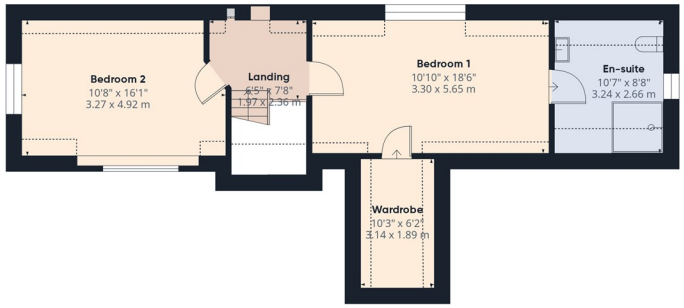
Walk-in Wardrobe
10' 3" x 6' 2" (3.12m x 1.88m) Radiator. Hanging rails.

Shower Room
5' 5" x 8' 7" (1.65m x 2.62m) UPVC double glazed window to rear. Shower cubicle. Wash hand basin & W.C. within vanity unit. Heated towel rail. Radiator. Spot lights.

Beautiful 4-Bedroom detached chalet bungalow in Field Lane, Wretton, Norfolk set within the peaceful and picturesque village of Wretton. This impressive four-bedroom detached chalet bungalow offers spacious, modern living in a sought-after rural setting. Perfectly positioned on Field Lane, the property combines comfort, practicality, and countryside charm - ideal for families or those looking to enjoy a slower pace of life in the Norfolk countryside. Inside, the home features a bright and versatile open-plan living/dining room and kitchen, designed for both entertaining and relaxed everyday living. The accommodation includes four generously sized bedrooms, with the convenience of a downstairs shower room and an en-suite wet room the master bedroom. The utility room offers additional storage and practicality, while air source central heating ensures year-round energy-efficient comfort. Outside, there is ample off-road parking, a garage with roller door, and an attractive enclosed garden - perfect for outdoor dining or gardening enthusiasts. Location Wretton is a friendly and well-connected village surrounded by beautiful open countryside. It's ideally situated just a short distance from the market towns of Downham Market and Swaffham, both offering a wide range of shops, restaurants, schools, and transport links.

This is a stunning 4 bedroom detached Chalet Bungalow offering flexibility to use the space in accordance to individual needs. There is a wonderful open plan living/dining space with a log burning stove, opening onto a modern kitchen. There are two downstairs bedrooms, one of which could be used as a study or snug and a shower room. On the upstairs level are two bedrooms, the master having an en-suite wet room and a walk in wardrobe.





Approximate total area(1)

1790 ft²

166.3 m²

Reduced headroom

124 ft²

11.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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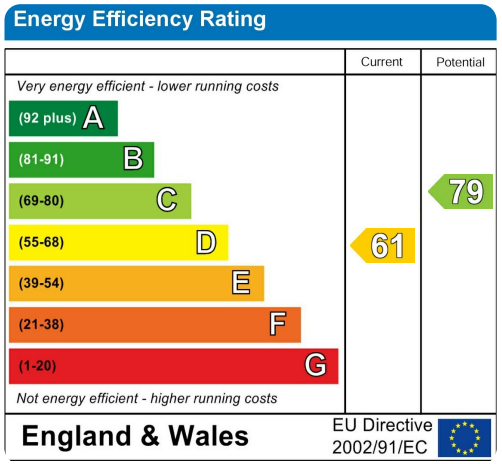








Council Tax Band - C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.