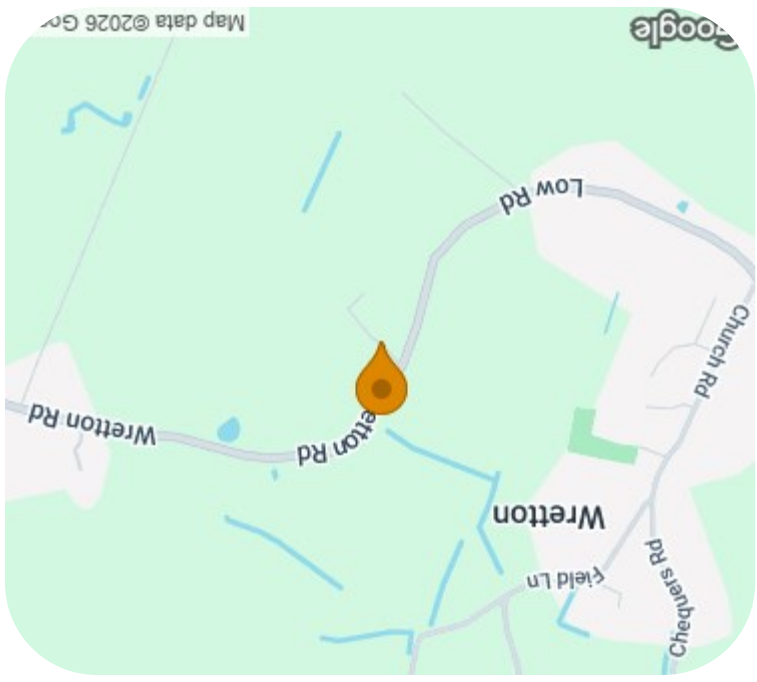
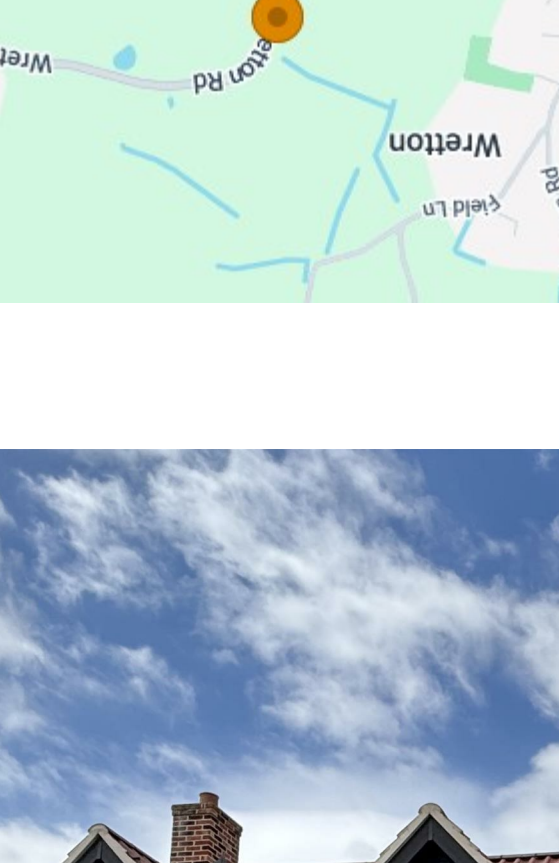




Council Tax Band - New Build





Plot 2 Pipistrelle Drive, Low Road, Wretton, Kings Lynn, PE33 9QN

£290,000

- Detached House
- 3 Bedrooms, En-Suite & Bathroom
- Open Plan Kitchen/Dining Room
- Integrated Kitchen Appliances
- Under Floor Heating to Ground Floor
- Renewable Air Source Central Heating
- Double Carport
- Enclosed Garden & Patio Area
- Small Development with Rural Views

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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.

Property Detail

An attractive modern detached home situated within a small development enjoying pleasant rural views. This thoughtfully designed property offers well-proportioned accommodation, contemporary fittings and energy-efficient features, making it an ideal choice for modern family living. The property benefits from three bedrooms, including a principal bedroom with en-suite facilities, together with a separate family bathroom. The ground floor features a spacious open-plan kitchen/dining room, providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of units and integrated appliances, offering a stylish and practical finish. Further benefits include underfloor heating to the ground floor, renewable air source central heating and UPVC double glazing. Externally, the property enjoys an enclosed rear garden with patio area, providing an ideal space for outdoor dining and relaxation, together with a double carport offering convenient off-road parking. Located within a small development with attractive rural views, this new home combines modern living, energy-efficient features and a pleasant village setting.















Entrance Hall
Double Glazed door to front. Doors to Utility room, Cloakroom, Living Room , Kitchen/Dining Room and under stairs storage cupboard.

Cloakroom
6' 2" x 3' 5" (1.88m x 1.04m) WC and Wash hand basin. UPVC double glazed window to front.

Kitchen/Dining Room
20' 11" x 15' 1" Max (6.38m x 4.60m) Fitted with a range of units at base and wall level, integrated fridge, freezer and dishwasher. Built in oven, hob and extractor hood. Stainless steel sink and drainer. Tiled floor. UPVC double glazed windows to front and rear. Double glazed Bi folding doors to garden. Stairs to first floor.

Utility
9' 4" x 6' 2" (2.84m x 1.88m) Fitted with units at base level. Integrated washing machine, sink and drainer. UPVC double glazed window to front.

Living Room
14' 5" x 13' 7" (4.39m x 4.14m) UPVC double glazed windows to side and rear aspects. Television point.

First Floor Landing
Two built in cupboards. Velux window, Doors to bedrooms and bathroom.

Bedroom 1
13' 5" x 11' 10" (4.09m x 3.61m) UPVC double glazed window to rear. Door to en-suite.

En-Suite Shower Room
5' 9" x 5' 7" (1.75m x 1.70m) Shower cubicle. WC. Wash hand basin

Bedroom 2
19' 11" x 8' 8" (6.07m x 2.64m) UPVC double glazed Velux window to rear

Bedroom 3
11' 5" x 7' 3" (3.48m x 2.21m) UPVC double glazed window to rear.

Bathroom
7' 6" x 5' 9" (2.29m x 1.75m) Bath. WC. Wash hand basin. Velux window

Agents Note
The property is offered for sale by David Eden and Geoffrey Bouchier both of Kroll Advisory Limited acting in their capacity as Joint Fixed Charge Receivers of EAM Developments (Wretton 2021) Limited, without personal liability.