



**Flegg Green, Wereham, King's Lynn, PE33 9BA**



**welcome to**

**Flegg Green, Wereham, King's Lynn**

A fantastic opportunity to purchase a four bedroom detached bungalow in the quiet village of Wereham, occupying a generous plot with potential building plot to the side (subject to the correct planning permission being granted). The property offers 2 reception rooms, double garage & large garden.



**Accommodation:**

Entrance door to:

**Entrance Porch**

Door to the front. Of uPVC construction.

**Entrance Hall**

Double-glazed door to the front. Two storage cupboards. Radiator. Airing cupboard. Loft access.

**Cloakroom**

Fitted with WC & wash hand basin. Double-glazed window to the rear.

**Study / Bedroom Four**

7' 11" x 7' 9" ( 2.41m x 2.36m )

Door leading to Bedroom Three.

**Lounge**

14' 8" max x 19' 10" max ( 4.47m max x 6.05m max )

Double-glazed window to the front. Radiator.

Television point. Archway leading to dining room.

**Dining Room**

10' 5" x 9' 11" ( 3.17m x 3.02m )

Double-glazed French doors leading to the rear garden. Radiator.

**Kitchen**

7' 11" x 11' 4" ( 2.41m x 3.45m )

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric oven, and an electric hob with extractor fan over. There is also an integrated fridge/freezer, as well as space and plumbing for a washing machine.

**Conservatory**

9' 6" x 26' 3" ( 2.90m x 8.00m )

Double-glazed windows to the rear. Tiled flooring.

Radiator. Double-glazed French doors leading to the rear garden.

**Bedroom One**

13' 1" x 9' 11" plus recess ( 3.99m x 3.02m plus recess )

Double-glazed window to the front. Radiator.

Television point.

**En Suite**

Fitted with WC, wash hand basin, shower cubicle, and corner bath with mixer taps over. Fully tiled. Extractor fan. Double-glazed window to the side.

**Bedroom Two**

12' 1" x 8' 7" plus wardrobes ( 3.68m x 2.62m plus wardrobes )

Double-glazed windows to the side. Fitted wardrobes. Radiator.

**Bedroom Three**

8' 4" x 11' ( 2.54m x 3.35m )

Double-glazed window to the front. Radiator. Built-in wardrobes.

**Bathroom**

Fitted with WC, wash hand basin & bath with mixer taps and shower over. Radiator. Double-glazed window to the rear.

**Outside**

To the front of the property, there is a gravel driveway providing off-road parking, whilst to the rear there is a further driveway providing parking for several cars & leading to the double garage. The generous rear garden is mainly laid to lawn, alongside shingled areas, various plants, shrubs & trees, a small patio area and a garden pond.



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## Flegg Green, Wereham, King's Lynn

- 4 bedroom detached bungalow
- Potential building plot (subject to planning)
- Lounge, dining room & 26' conservatory
- En suite, cloakroom & bathroom
- Well-kept rear garden

Tenure: Freehold EPC Rating: Awaited

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM110280 - 0002

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