



## Pipistrelle Drive

Wretton, PE33

Guide price £300,000



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Wretton, King's Lynn, PE33

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### Description

GUIDE PRICE £300,000 - £325,000. Molyneux Estate Agents are excited to offer a selection of BRAND NEW HOMES located within the picturesque RURAL VILLAGE LOCATION of Wretton benefiting from modern accommodation as well as an electric air source heating system which serves heating and hot water.

Plot 2 specifically will comprise a welcoming entrance hall with ample space to remove coats and shoes in addition to a modern cloakroom W.C. There will be a fully fitted open plan kitchen/ dining room with BIFOLD DOORS overlooking the rear garden which will include a range of wall and base level units, stainless steel sink and drainer, integrated fridge freezer, dishwasher, washing machine, cooker and electric hob with extractor hood over as well as a separate UTILITY ROOM.

The lounge concludes the downstairs accommodation which will also benefit from underfloor heating throughout and comprehensive electrical specification down lighters.

Upstairs there will be radiators to each of the three bedrooms in addition to towel rails to the family bathroom and en suite. The tiled main bathroom will include a contemporary W.C, wash hand basin and bath with shower over plus a shower screen whilst the en suite will include W.C, wash hand basin and a shower cubicle.

The property will benefit from UPVC double glazing throughout and will include carpets and floor coverings to include tiling to the kitchen and bathroom floors.

Outside the property will offer a car port and driveway for off street parking as well as a fully enclosed rear garden which will be turfed ahead of completion. The site will also include fully landscaped external areas upon completion of the overall site.

It is also worth noting that this property is on mains electricity and water and will come with a full 10 year warranty. Foul drainage will be dealt with via an individual bio-digester type system whilst surface water will be dealt with via a soakaway system.

Pipistrelle Drive consists of four impressive 3 bedroom detached homes, as well as four superb 4 bedroom detached homes which will each benefit from INTEGRATED APPLIANCES, a MODERN electric air source heating system with UNDERFLOOR HEATING downstairs and floor coverings included throughout.

Wretton is located in the East of England, and falls within the Kings Lynn and West Norfolk district. Wretton is located approx. 4 miles from Downham Market, 16 miles from Kings Lynn and 40 miles from the city of Norwich.

### Measurements

Entrance Hall

Lounge - 15' x 12' 4"

Kitchen - 10' 1" x 8' 4"

Diner - 17' 10" max x 10'

Utility - 9' 11" x 5' 2"

Cloakroom

Stairs to first floor landing

Bedroom 1 - 12' 6" max x 10' 4"

En-Suite Shower Room

Bedroom 2 - 12' 6" max x 8' 5"



Bedroom 3 - 11' 6" max x 7' 8"

Bathroom - 8' 4" x 5' 7" max (sloped)

#### Agents Note

Floor Plan may be a mirror image of the plot available. Please contact Molyneux Estate Agents for clarification.

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.

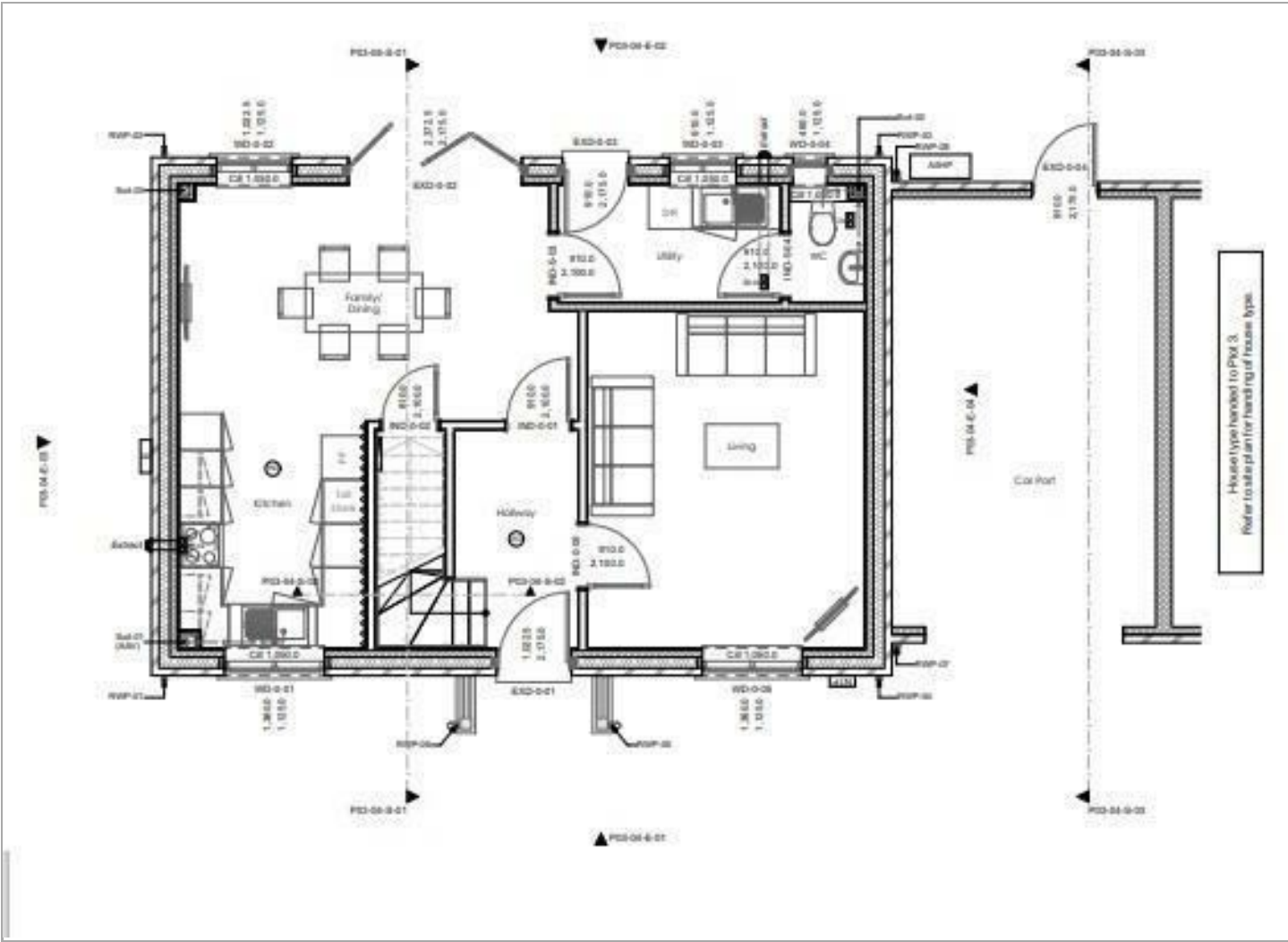
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.





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