



35 Wretton Road, Stoke Ferry

Minors & Brady



35 Wretton Road

Stoke Ferry, King's Lynn

A detached bungalow with space inside and out, set on a generous plot in the popular village of Stoke Ferry. This well-presented home offers three bedrooms, including a principal bedroom with en suite, along with a spacious lounge and modern kitchen/diner. A conservatory overlooking the garden provides additional living space and flexibility for day-to-day life. Outside, the property benefits from an extensive in-and-out driveway, offering ample off-road parking for several vehicles. The enclosed rear garden is a particular highlight, featuring a large lawn, patio seating area and summer house. Combining practical accommodation with excellent outdoor space, this is a property well suited to a range of buyers seeking comfortable single-storey living.

- Detached bungalow occupying a generous village plot
- Three well-proportioned bedrooms throughout
- Principal bedroom with en suite shower room
- Spacious lounge filled with natural light
- Modern kitchen/diner with ample dining space
- Versatile conservatory overlooking the rear garden
- Large enclosed garden with patio seating area
- Summer house set within established grounds
- Extensive driveway providing parking for several vehicles
- Popular village location near Downham Market and King's Lynn





35 Wretton Road

Stoke Ferry, King's Lynn

The Location

Situated on Wretton Road in the well-regarded village of Stoke Ferry, this property enjoys a pleasant position within a thriving rural community whilst remaining within easy reach of a range of amenities and transport links. Stoke Ferry is a popular Norfolk village known for its blend of countryside surroundings, local facilities and strong community atmosphere, making it an attractive choice for buyers seeking village life without feeling isolated.

The village offers a selection of everyday amenities including a post office, convenience shopping, takeaway options, public houses and a range of independent businesses. Surrounded by open countryside and nearby waterways, the area is well suited to those who enjoy walking, cycling and exploring the outdoors, with the Norfolk countryside right on the doorstep.

For a wider range of amenities, the market town of Downham Market is approximately seven miles away and provides supermarkets, independent shops, cafés, leisure facilities and a mainline railway station with direct services to Cambridge and London King's Cross. This makes the area particularly appealing for both commuters and those seeking easy access to larger towns.

The historic town of King's Lynn is also within comfortable driving distance and offers an extensive selection of retail, dining and leisure facilities, together with further educational and healthcare services. From national retailers and supermarkets to entertainment venues and cultural attractions, King's Lynn provides everything expected from a larger regional centre.

M&B





35 Wretton Road

Wretton Road, Stoke Ferry

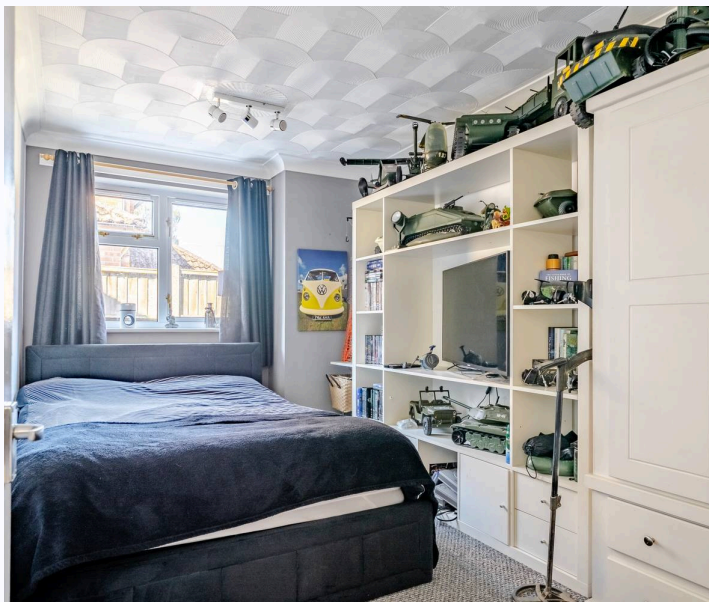
Occupying a generous plot within the well-served village of Stoke Ferry, this three-bedroom detached bungalow offers spacious and well-maintained accommodation, ample off-road parking and a large enclosed garden, making it an excellent choice for those looking for comfortable single-storey living.

The property is approached via an attractive in-and-out driveway, providing parking for several vehicles and creating a welcoming first impression. Inside, a central entrance hall leads through to the accommodation, which has been thoughtfully arranged to make the most of the available space.

The lounge is a particularly good size and benefits from plenty of natural light, with windows overlooking the rear garden. A feature fireplace provides a focal point to the room and adds to the welcoming feel. The kitchen/diner is fitted with a range of modern wall and base units along with integrated appliances and offers ample space for a dining table, making it a practical and sociable area for everyday living.

The conservatory provides additional reception space and enjoys pleasant views over the garden, offering a versatile room that can be used throughout the year.

All three bedrooms are well-proportioned, with the principal bedroom benefiting from built-in wardrobes and its own en suite shower room. The remaining bedrooms are served by a family bathroom fitted with a bath and shower over, providing flexibility for family members and guests alike.



M&B



35 Wretton Road

Stoke Ferry, King's Lynn

Outside, the property continues to impress. The rear garden is fully enclosed and predominantly laid to lawn, providing plenty of space for gardening, entertaining or simply enjoying the outdoors. A patio area offers the ideal spot for outdoor seating, while the summer house provides useful additional space. Established shrubs and planting add colour and interest throughout the garden and help create a pleasant sense of privacy.

Agent's Note

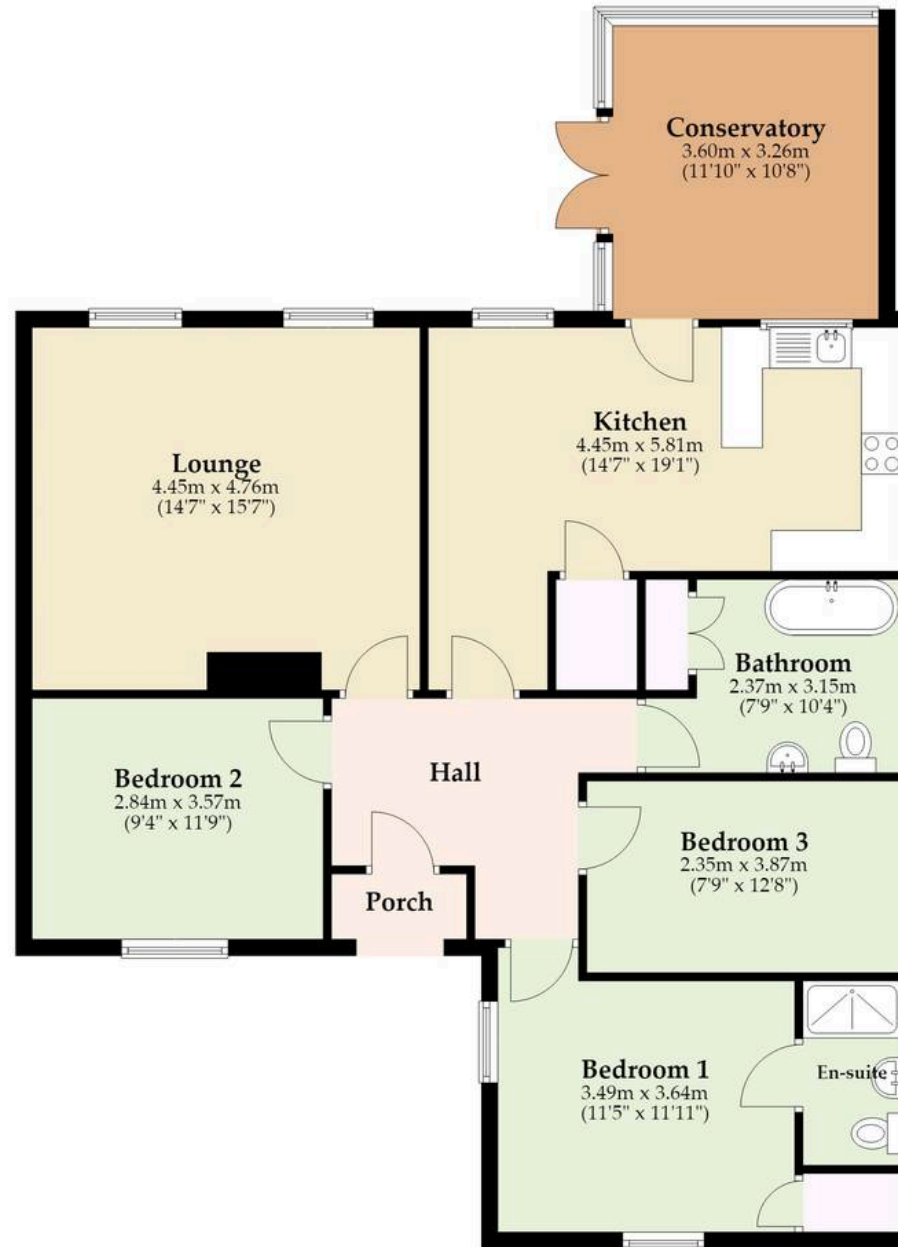
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



M&B

Ground Floor

Approx. 113.0 sq. metres (1216.4 sq. feet)



Total area: approx. 113.0 sq. metres (1216.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk