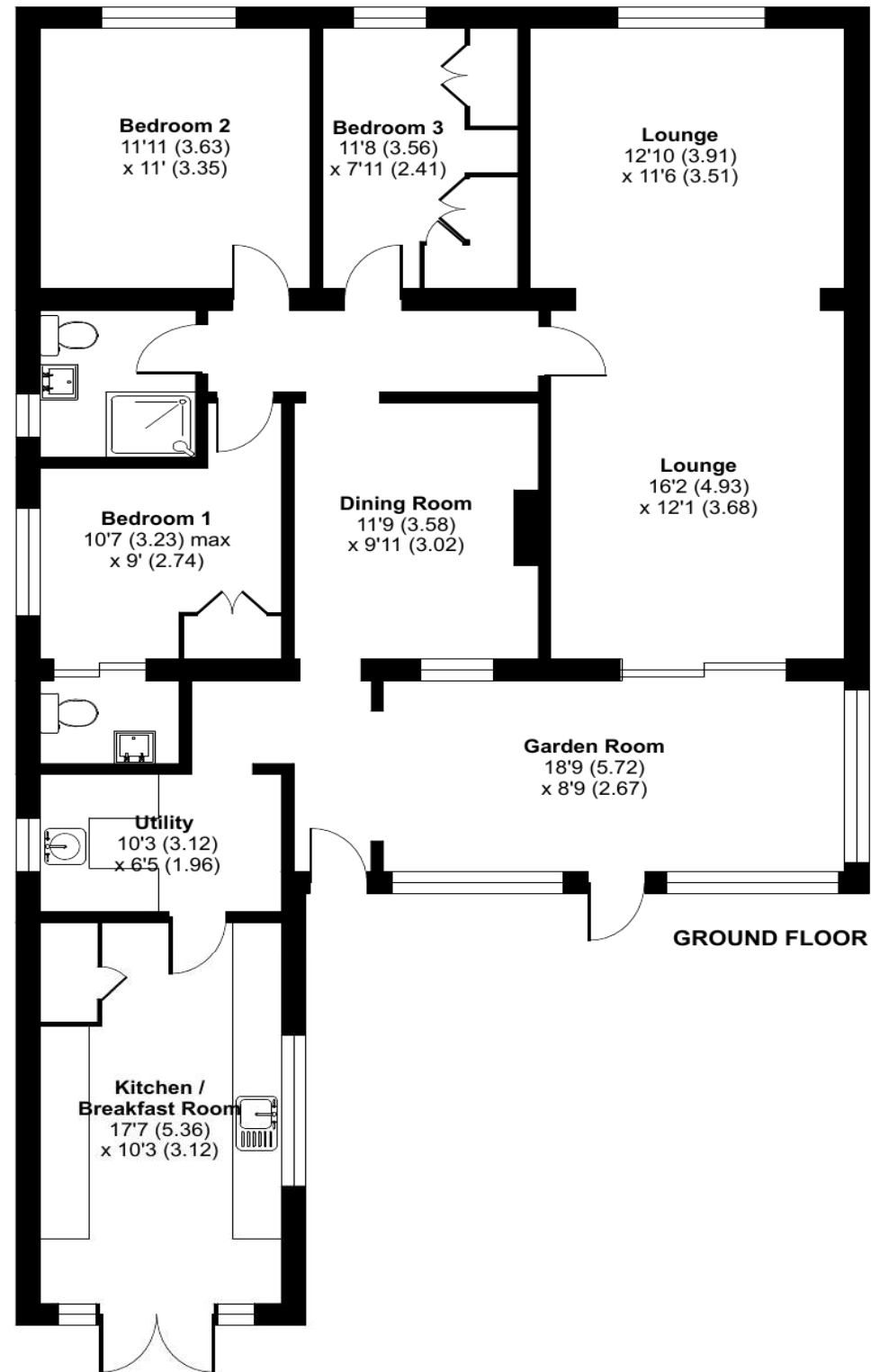
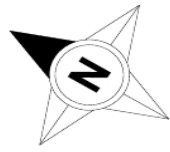


# Archdale Close, West Winch, King's Lynn, PE33

Approximate Area = 1477 sq ft / 137.2 sq m

For identification only - Not to scale



## Archdale Close, West Winch, Kings Lynn, PE33 0LE

Well presented, detached three bedroom bungalow situated in the popular Norfolk village of West Winch. The property has much to offer including en suite WC, utility room, garden room and gas central heating.

**Guide Price £300,000 - £325,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1158273





**Cloakroom**

Wash basin, WC.

**Bedroom Two**

**11'11" (3.63m) x 11'0" (3.35m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Three**

**11'8" (3.56m) Max x 7'11" (2.41m) Max**

UPVC double glazed window to rear aspect, radiator, built in wardrobes.

**Shower Room**

Shower cubicle, wash basin and concealed cistern WC both set within fitted cabinet, obscure glass UPVC double glazed window to side aspect, tiles to wall, tiles to floor.

**Outside Front**

Front garden laid to low maintenance shingle providing off road parking, paved patio area, wooden garden outbuilding, fence to perimeter, outside light, access to rear garden.

**Rear Garden**

Rear garden laid to lawn, ornamental tree, shrubs and plants to borders, paved seating area, fence to perimeter, access to front.

**Agents Note**

EPC rating D68 (Full copy available on request)

Council tax band D (Own enquiries should be made via Kings Lynn & West Norfolk Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- GUIDE PRICE £300,000 to £325,000
- Detached Bungalow
- Three Bedrooms
- Garden Room & Dining Room
- Kitchen/Breakfast Room & Utility
- En Suite WC & Shower Room
- Gardens & Parking
- Gas Central Heating

GUIDE PRICE £300,000 - £325,000

Situated in the popular Norfolk village of West Winch, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. This spacious property offers en-suite WC, utility room, garden room, dining room, garden, parking and gas central heating.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility room, garden room, three bedrooms, en suite WC to bedroom one, shower room, gardens, parking and gas central heating.

**Entrance Hall**

UPVC double glazed entrance door to front.

**Lounge**

Feature fire place with live inset fire, UPVC double glazed window to rear aspect, UVC double glazed sliding doors opening to garden room, radiator.

Living Room area 1 (with sliding doors 16'2 x 12'1)

Living Room area 2 12'10 x 11'6

**Garden Room**

**18'9" (5.72m) x 8'9" (2.67m)**

Recently installed solid roof providing all year round use, UPVC double glazed windows to all aspects, UPVC double glazed door opening to front, radiator.

**Dining Room**

**11'9" (3.58m) x 9'11" (3.02m) Max**

Feature open fireplace, window to front, radiator.

**Kitchen/Breakfast Room**

**17'7" (5.36m) x 10'3" (3.12m)**

Range of fitted cabinets to walls and floor complemented by a worksurface over, one and a half stainless steel sink unit with mixer tap and drainer, integrated oven with integrated gas hob and extractor fan over, tiles to floor, tiled splashbacks, tiles to floor, UPVC double glazed window to side, double doors providing access to front.

**Utility Room**

**10'3" (3.12m) x 6'5" (1.96m)**

Fitted cabinets to walls and floor complemented by a composite worksurface over, stainless steel sink unit with mixer tap and drainer, UPVC double glazed window to side, space for washing machine and tumble dryer.

**Inner Hallway**

**Bedroom One**

**10'7" (3.23m) Max x 9'0" (2.74m)**

UPVC double glazed UPVC window to side aspect, built in cupboard, radiator, door to en suite WC.

