

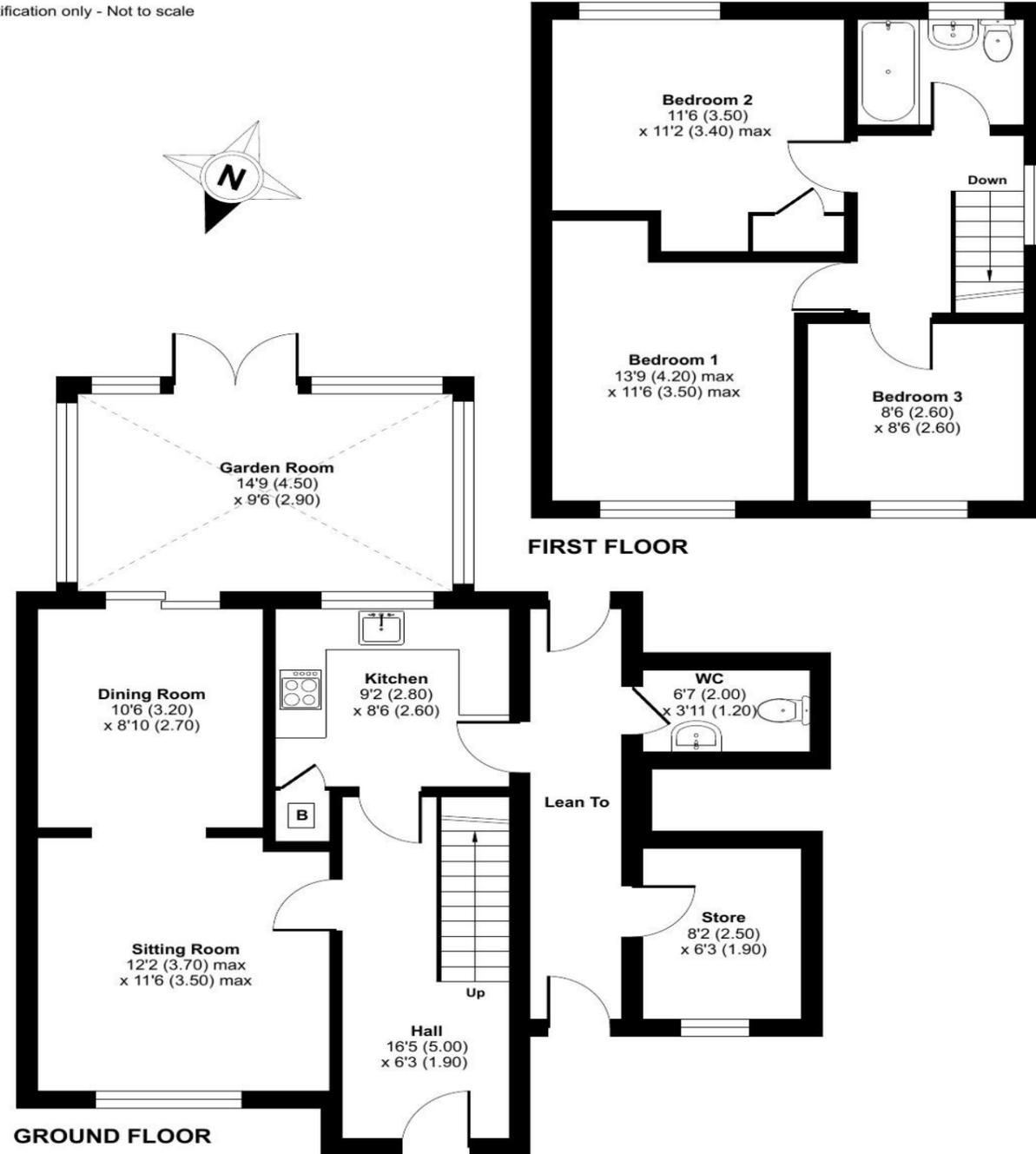
# Town Close, East Winch, King's Lynn, PE32

Approximate Area = 1025 sq ft / 95.2 sq m (excludes lean to)

Outbuildings = 77 sq ft / 7.2 sq m

Total = 1102 sq ft / 102.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1304266



## Town Close, East Winch, Kings Lynn, PE32 1NU

CHAIN FREE! Well maintained three bedroom semi detached house offering easy access to the A47 in both directions. The property offers lounge/dining room, conservatory, good size rear garden, private off road parking and UPVC double glazing.

**Offers Over £240,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



**Bedroom Two**  
**11'6" (3.51m) x 11'2" (3.4m) Max**  
 UPVC double glazed window to the rear, cupboard housing hot water tank, electric storage heater.

**Bedroom Three**  
**8'6" (2.59m) x 8'6" (2.59m)**  
 UPVC double glazed window to the front, electric storage heater.

**Bathroom**  
 Bathroom suite comprising; WC, wash basin, bath with electric shower over, tiled walls, UPVC obscured double glazed window to the rear.

**Outside Front**  
 The property benefits from its own private driveway allowing generous parking with access to the side passage of the property which gives further access to a brick built outbuilding with power and lighting and UPVC double glazed window to the front aspect. Further down the passage you will find an outside cloakroom with a low level WC and hand wash basin. The passage way has UPVC double

glazed doors for access at either end and a further UPVC double glazed door to access the kitchen.

**Rear Garden**  
 The rear garden is a good size and has mature bedding areas, lawned area, timber shed, patio area and is fully enclosed.

**Agents Note**  
 EPC rating D63 (Full copy available on request)  
 Council tax band A (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.

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Energy Efficiency Rating D63
- Village Location
- Heaps of potential
- CHAIN FREE
- Front & Rear Gardens

Situated within the popular village of East Winch offering easy access to transport links, Longsons are delighted to bring to the market this well maintained three bedroom semi detached house available with no onward chain. The property offers lounge/dining room, conservatory, good size rear garden, generous private parking and UPVC double glazing with heaps of potential.

Kings Lynn offers a main line rail service to London Kings Cross along with many other amenities including a good selection of shops and supermarkets, cinema, sports centre, schools and hospital.

**Entrance Hall**  
 Wood effect UPVC double glazed entrance door to front, electric panel heater, stairs to first floor.

**Kitchen**  
**9'2" (2.79m) x 8'6" (2.59m)**  
 Fitted kitchen units to wall and floor, work surface over, stainless steel sink with drainer, integrated electric oven and hob with extractor hood over, space and plumbing for a washing machine, space for under counter fridge, cupboard housing warm air heating, UPVC double glazed window to the rear and UPVC double glazed door to the side leading to the side passage entrance.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, conservatory, three bedrooms, bathroom, gardens, parking, out house with power & lighting, separate external cloakroom and UPVC double glazing.

**EAST WINCH**  
 East Winch is a small village situated approximately six miles from King's Lynn town, a short drive from Sandringham Estate and slightly further still- the glorious North West Norfolk coast. East Winch hosts the Carpenters Arms Restaurant and Public House and a shop with post office. RSPCA sanctuary is also located in the village.

**Lounge**  
**12'2" (3.71m) Max x 11'6" (3.51m) Max**  
 UPVC double glazed window to the front, opening through to dining room.

**Dining Room**  
**10'6" (3.2m) x 8'10" (2.69m)**  
 UPVC sliding patio doors to the rear leading into the conservatory, opening through to lounge.

**Conservatory**  
 UPVC double glazed conservatory with poly carbonate roof and double patio doors leading onto the rear garden, power and lighting.

**Stairs & Landing**  
 UPVC double glazed window to the side, loft access.

**Bedroom One**  
**13'9" (4.19m) Max x 11'6" (3.51m) Max**  
 UPVC double glazed window to the front, electric storage heater.

