

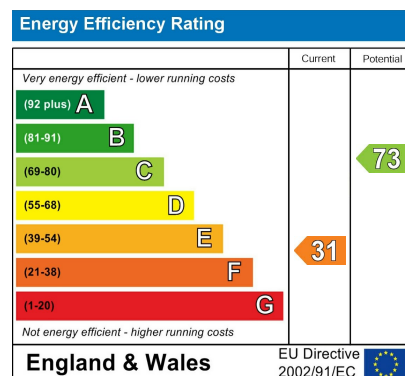


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estate agents

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DIRECTIONS

From Kings Lynn take the A47(E) towards Swaffham. Once in the village of East Winch, turn left onto Station Road where the property can be found on the left hand side.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



3 Station Road East Winch King's Lynn Norfolk PE32 1NR

**BEAUTIFULLY EXTENDED FOUR BEDROOM SEMI DETACHED COTTAGE WITH DRIVEWAY
NO UPWARD CHAIN**

East Winch

£375,000 Freehold

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sales@brittons.net

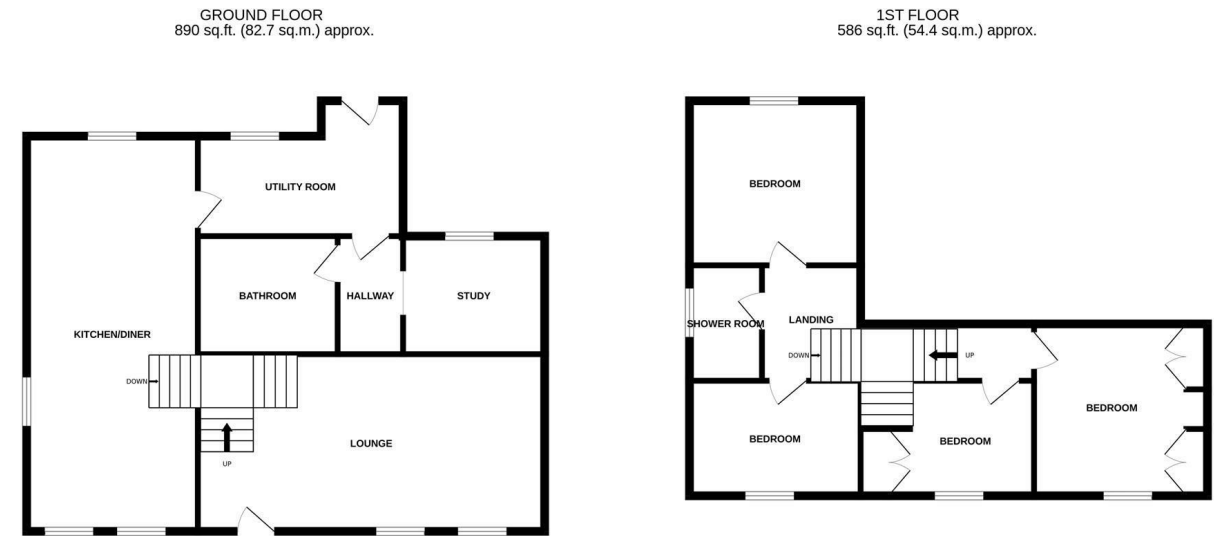




- LOUNGE** 23'6 x 12'0 (7.16m x 3.66m)
Wood effect laminate flooring. Wood burning stove and exposed back fireplace. Two windows to front aspect. Door to front.
- KITCHEN/DINER** 27'8 x 11'8 (8.43m x 3.56m)
Recently fitted range of base and drawer units with worktops over. Centre island. Integrated dishwasher. Space for fridge/freezer and range cooker. Radiator. LVT flooring. Windows to front, side and rear aspects.
- L-SHAPED UTILITY** 12'1 max x 8'11 (3.68m max x 2.72m)
Tiled floor. Radiator. Window and door to rear aspect.
- DOWNSTAIRS BATHROOM** 7'10 x 7'8 (2.39m x 2.34m)
Four piece suite comprising bath, shower cubicle, wash hand basin and w.c. Tiled floor. Radiator. Roof Light.
- LOBBY** 8'5 x 3'8 (2.57m x 1.12m)
Tiled floor. Door to:
- STUDY** 8'10 x 8'0 (2.69m x 2.44m)
Laminate flooring. Radiator. Window to rear aspect.
- LANDING**
- BEDROOM 1** 12'0 max into wardrobes x 11'11 (3.66m max into wardrobes x 3.63m)
Fitted carpet. Built-in wardrobes. Window to front aspect.
- BEDROOM 2** 11'8 x 11'2 (3.56m x 3.40m)
Fitted carpet. Radiator. Window to rear aspect.
- BEDROOM 3** 11'9 x 7'9 (3.58m x 2.36m)
Fitted carpet. Radiator. Window to front aspect.
- BEDROOM 4** 9'0 + wardrobe x 8'6 max (2.74m + wardrobe x 2.59m max)
Fitted carpet. Built-in wardrobes. Radiator. Window to front aspect.
- SHOWER ROOM** 7'10 x 4'11 (2.39m x 1.50m)
Walk-in shower cubicle, vanity wash hand basin and w.c. Heated towel rail. Tiled floor. Window to side aspect.
- FRONT GARDEN**
Driveway laid to gravel with hedging and shrubs.
- REAR GARDEN**
Attractive rear garden with various areas including covered patio, vegetable garden, greenhouse, raised beds, patio and a variety of plants and shrubs.

We are delighted to offer this beautifully extended four bedroom semi detached character cottage with generous living space, driveway and delightful gardens. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising of a stunning fitted kitchen and dining area which enjoys a triple aspect that in turn creates a light room and a fantastic social/entertaining space. The cozy lounge houses a feature fireplace and inset wood burner. There is a rear lobby and utility space, along with a study that could be used as an additional bedroom which is located next to the downstairs bathroom.

The split staircase leads to four charming bedrooms and a modern shower room on the first floor. The front garden in laid to gravel with hedging and shrubs. The attractive rear garden has various areas including a very useful covered patio, vegetable garden, greenhouse, raised beds, patio and a variety of plants and shrubs. No Upward Chain.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.
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.
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