

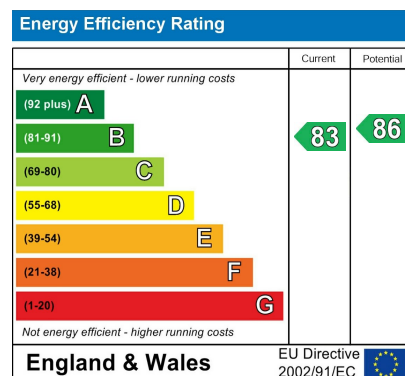


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles then turn right onto Long Lane, then left onto Hall Lane then left onto Eller Drive, then left onto Cholmondeley Way where the property can be easily identified by our For Sale board.



### 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.



12 Cholmondeley Way West Winch King's Lynn Norfolk PE33 0SY

**EXTENDED FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND DRIVEWAY**

**West Winch**

**£400,000 Freehold**

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sales@brittons.net





**HALLWAY**

Luxury vinyl flooring.

**CLOAKROOM**

Two piece suite comprising wash hand basin and w.c. Luxury vinyl flooring. Heated towel rail. Window to side aspect.

**LOUNGE**

Fitted carpet. Bay window to front aspect.

15'11 x 11'10 (4.85m x 3.61m)

**DINING ROOM**

Fitted carpet. French door to kitchen/living area.

11'5 x 8'11 (3.48m x 2.72m)

**OPEN PLAN KITCHEN/LIVING AREA**

Fitted with a range of Wren wall, base and drawer units with Quartz worktops over. Integrated fridge/freezer, dishwasher, undercounter freezer, washing machine and tumble dryer. Luxury vinyl flooring. Bi-fold doors to rear.

22'11 x 22'5 (6.99m x 6.83m)

Air source heat unit that heats and cools.

**LANDING**

Loft access. Window to side aspect.

**BEDROOM 1**

Fitted carpet. Three windows to front aspect.

15'11 x 11'6 (4.85m x 3.51m)

**EN-SUITE SHOWER ROOM**

Shower cubicle with fitted shower, wash hand basin and w.c. Vinyl flooring.

**BEDROOM 2**

Fitted carpet. Window to rear aspect.

12'11 x 8'9 (3.94m x 2.67m)

**BEDROOM 3**

Fitted carpet. Window to rear aspect.

9'8 x 8'0 (2.95m x 2.44m)

**BEDROOM 4**

Fitted carpet. Window to rear aspect.

9'9 x 7'1 (2.97m x 2.16m)

**BATHROOM**

Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring.

9'10 x 8'9 (3.00m x 2.67m)

**GARAGE**

Electric garage door. Power and light. Fuse box. Solar meter.

**FRONT GARDEN**

Driveway with ample parking.

**REAR GARDEN**

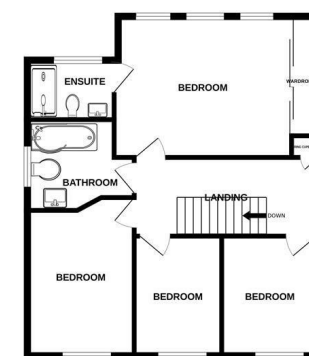
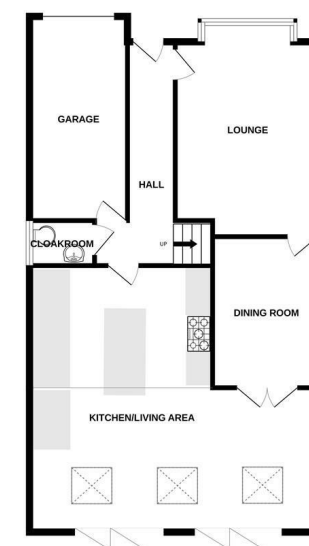
Mainly laid to lawn with flower and shrub borders. Timber shed. Metal storage shed.

Welcome to this contemporary detached house located on Cholmondeley Way in the charming village of West Winch. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. The standout feature of this property is the extended kitchen/living/dining area, providing a modern and open-plan layout that is ideal for both everyday living and hosting gatherings. The bi-fold doors open up to the beautifully landscaped gardens, seamlessly blending the indoor and outdoor spaces. In addition to the comfortable living spaces, this house also comes equipped with solar panels, offering an eco-friendly and cost-effective energy solution. Additionally air-source heating is available. Parking will never be an issue with space for at least two vehicles right and a garage. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and convenience that this property on Cholmondeley Way has to offer. EPC - B



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and other items are approximate and are not intended to be used for any purpose other than general reference. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan.  
Made with Metreplan 12/2014



