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DIRECTIONS

From King's Lynn proceed to the Hardwick roundabout take the A10 to West Winch. After entering the village the property can be found on the right hand side easily identified by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



176 Lynn Road West Winch King's Lynn, Norfolk PE33 0LJ

CHARMING TWO BEDROOM END TERRACED COTTAGE WITH DETACHED GARAGE, VERY GENEROUS DRIVEWAY, FRONT/SIDE GARDEN - IDEAL FOR FIRST TIME BUYERS - NO UPWARD CHAIN.

West Winch

£210,000 Freehold

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sales@brittons.net





- ENTRANCE HALLWAY**
Wood flooring, Window to side aspect, under stairs cupboard, radiator and entrance to cloakroom.
- CLOAKROOM**
Separate W.C and basin, Wood flooring and extractor fan.
- LOUNGE/DINER**
Window to front and rear aspect, fitted carpet, two radiators, and gas fire place with surround.
- KITCHEN**
Range of wall, base and drawer units with worktops over, integrated Electric oven, electric integrated hob with extractor hood, Space for free standing washing machine, integrated fridge and freezer, Stainless steel bowl sink with mixer tap over, Wood flooring and Window to rear aspect.
- LANDING**
Fitted carpet, window to side and front aspect and radiator.
- SHOWER ROOM**
Two piece suite comprising of hand wash basin, set within vanity unit along with W.C, enclosed shower with thermostatic shower over, heated towel rail and window to rear aspect.
- MASTER BEDROOM**
Built in wardrobes, fitted carpet, and window to front aspect.
- BEDROOM TWO**
Fitted carpet, radiator, loft access and window to rear aspect.
- FRONT/SIDE GARDEN**
Mainly laid to lawn with gravel driveway and shed to side.
- GARAGE**
Single garage with up and over door.
- 14'11 x 7'0 (4.55m x 2.13m)

4'4 x 2'4 (1.32m x 0.71m)

22'8 x 12'10 max (6.91m x 3.91m max)

11'2 x 7'9 (3.40m x 2.36m)

15'9 x 8'1 (4.80m x 2.46m)

7'4 x 6'1 (2.24m x 1.85m)

12'0 x 11'7 max (3.66m x 3.53m max)

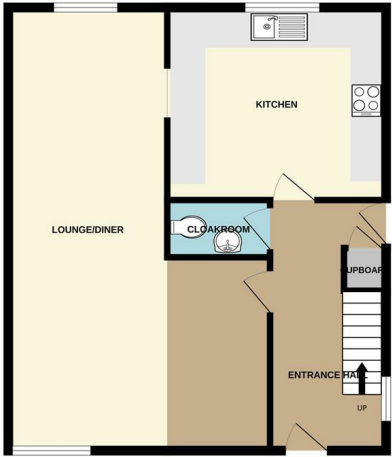
11'11 x 10'5 (3.63m x 3.18m)

Nestled in the charming village of West Winch, King's Lynn, this delightful two-bedroom end-terraced period cottage offers a perfect blend of character and modern convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and two well-proportioned bedrooms that provide a comfortable retreat. One of the standout features of this cottage is the generous driveway, which can accommodate multiple vehicles, ensuring ample parking for residents and visitors alike. Additionally, the detached garage offers further storage options or the potential for a workshop, while the surrounding land provides a lovely outdoor space for gardening or leisure activities. The village location enhances the appeal of this property, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links. This cottage is perfect for those seeking a tranquil lifestyle in a picturesque setting, making it an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its charming features and convenient parking, this end-terraced cottage is a must-see for anyone looking to embrace village life in West Winch. Don't miss the chance to make this lovely property your new home.

NO UPWARD CHAIN

GROUND FLOOR

1ST FLOOR



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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