

DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market, when entering West Winch onto Main Road turn right onto Gravel Hill Lane, then right onto Oak Avenue then left onto Fuller Close where the property can be found on the left 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		
(69-80) C		
(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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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6 Fuller Close West Winch, King's Lynn Norfolk PE33 0UD

SPACIOUS AND BRIGHT FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY

West Winch, King's Lynn

£350,000 Freehold

01553 692828  
sales@brittons.net







<b>HALLWAY</b> Wood effect flooring, stairs to the first floor, storage cupboard and a double radiator.	16'3 x 12'5 (l shaped) (4.95m x 3.78m (l shaped) )
<b>CLOAKROOM</b> Comprising of hand wash basin and a W.C, wood effect flooring, window to side aspect and a double radiator.	4'10 x 2'9 (1.47m x 0.84m )
<b>LOUNGE</b> Fitted carpet, window to front aspect and a double radiator.	20'0 into bay x 10'7 (6.10m into bay x 3.23m )
<b>DINING ROOM</b> Fitted carpet, double radiator, patio doors to the rear garden.	9'10 x 9'1 (3.00m x 2.77m )
<b>KITCHEN</b> Range of base, wall and drawer units with worktop over. Integrated hob and oven with space for a washing machine and dishwasher. Side door to the rear garden and a door to the hobby room - previously a garage. Large window to the rear aspect. Double radiator and a tiled floor.	15'0 x 12'5 (4.57m x 3.78m )
<b>HOBBY ROOM</b> Fitted carpet and door to storage area.	13'3 x 8'0 (4.04m x 2.44m )
<b>LANDING</b> Fitted carpet, airing cupboard, window to side aspect and loft access with ladder and light.	
<b>BATHROOM</b> Four piece suite comprising of hand wash basin set within a vanity unit, W.C, bath and shower enclosure with thermostatic shower. Tiled floor, double radiator and window to front aspect.	9'6 x 7'3 (2.90m x 2.21m )
<b>MASTER BEDROOM</b> Fitted carpet, double radiator, built in wardrobe and window to front aspect.	15'2 x 10'8 (4.62m x 3.25m )
<b>ENSUITE</b> Three piece suite comprising of hand wash basin set within a vanity unit, W.C, double shower enclosure with thermostatic shower. Vinyl flooring, Window to front aspect and a double radiator.	7'5 max x 6'11 max (2.26m max x 2.11m max )
<b>BEDROOM TWO</b> Fitted carpet, built in wardrobe, window to rear aspect and a double radiator.	12'2 x 8'6 (3.71m x 2.59m )
<b>BEDROOM THREE</b> Fitted carpet, double radiator and window to rear aspect.	9'3 x 7'10 (2.82m x 2.39m )
<b>BEDROOM FOUR</b> Fitted carpet, double radiator and window to rear aspect.	9'3 x 7'6 (2.82m x 2.29m )
<b>FRONT GARDEN</b> Brick weave driveway, lawn, flower bed and shrubs.	
<b>REAR GARDEN</b> Enclosed garden with a lawn area, patio with space for outdoor table and chairs, decorative borders and a timber shed.	
<b>STORAGE AREA</b> Fitted carpet and light.	7'11 x 4'1 (2.41m x 1.24m )
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	
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Located in a peaceful area of West Winch, Norfolk this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, including a master suite complete with an ensuite shower room, this property is ideal for families seeking both space and privacy. The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The lounge and dining room are designed to be bright and airy, enhanced by delightful bay windows that invite natural light to fill the rooms. An additional hobby room offers versatility, making it perfect for a home office, playroom, or creative space. The property is presented in fabulous condition, ensuring that you can move in with ease and enjoy your new home from day one. The gardens to both the front and rear provide a lovely outdoor space for gardening, play, or simply unwinding in the fresh air. Parking is conveniently available on the driveway adding to the practicality of this wonderful home. Located in a peaceful neighbourhood, this property is not only a beautiful residence but also a perfect retreat from the hustle and bustle of everyday life. In summary, this delightful house on Fuller Close is a rare find, offering spacious living areas, modern amenities, and a tranquil setting. It is an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a well-appointed home.









