



LONG SUTTON

West Winch is a substantial village situated around 3 miles to the South of King's Lynn accessed via the A10 trunk road. Benefitting from various local amenities, the village provides a convenience store, Post Office, primary school, social club and St Mary's Church. A further abundance of amenities including national retailers and supermarkets can be found on the nearby Hardwick Retail Park and in King's Lynn town centre, both around a 5-10 minute drive. There are good transport links in and out of the area by rail and road. The Hardwick interchange gives access to the A47 to Norwich and Peterborough, A10 to Ely and Cambridge and A149 to the renowned Norfolk coastline with wide sandy beaches, well known regular, mainline services to London Kings Cross also via Ely & Cambridge. For those requiring connections to the capital, King's Lynn railway station provides regular, mainline services to London Kings Cross also via Ely & Cambridge. The town of King's Lynn, once part of the Hansatic League, is enriched with history with two impressive market squares

Offered with vacant possession and no forward chain.

Outside, the property boasts a very generous garden laid mainly to lawn with attractive planting and open field views. There is off-road parking for multiple vehicles and a single garage, providing ample space for storage or vehicles.

The accommodation includes a large living room featuring a character fireplace, a modern and spacious fitted kitchen with a beautiful view of the garden and a separate dining room off—ideal for family meals or entertaining. A bathroom with shower and bidet and a useful utility room complete the internal layout.

A charming 2/3 bedroom detached bungalow situated in the highly sought-after location of West Winch. This property offers spacious and flexible accommodation. Currently configured with two bedrooms, the property presents an excellent opportunity to reconfigure into a three-bedroom home by converting the current snug.

34 Westland Chase, West Winch, King's Lynn, Norfolk, PE33 0QH



Offers in the region of £265,000 Freehold

Entrance Hallway

7'0" x 2'9" (2.14 x 0.86)

Textured ceiling. Smoke alarm. uPVC double-glazed privacy glass door to front. Thermostat. Radiator. Carpet.

Living Room

14'3" x 13'5" (4.36 x 4.10)

Coved and textured ceiling. uPVC double-glazed window to side. Feature fireplace. TV aerial socket. BT Openreach socket. Radiator. Carpet.

Kitchen

11'1" x 10'10" (3.38 x 3.32)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of wall and base units with worktop over. Stainless steel 1 and 1/2 bowl sink with drainer and mixer tap. Under-counter space for fridge and plumbing for dishwasher. Double oven. Electric hob with extractor over. Pantry storage. Brick archway to -

Dining Room

11'1" x 7'10" (3.38 x 2.39)

Coved and textured ceiling. uPVC double-glazed window to side. TV aerial socket. Radiator. Power point. Carpet.

Snug / Bedroom 3

10'11" x 10'11" (3.35 x 3.34)

Coved and textured ceiling. Loft access. uPVC double-glazed window to side. Power points. Radiator. Carpet.

Utility Room

9'1" x 7'8" (2.78 x 2.36)

Textured ceiling. uPVC double-glazed window to side. Base units with worktop over. Stainless steel sink and drainer with twin taps. Space and plumbing for washing machine. 'Worcester' gas boiler, installed in September 2020. Cupboard housing hot water cylinder and shelving. Radiator. Carpet.

Rear Hallway

9'7" x 3'4" (2.94 x 1.02)

Textured ceiling. Smoke alarm. uPVC double-glazed privacy glass door to side. Radiator. Carpet.

Shower Room

9'0" x 5'6" (2.76 x 1.69)

Textured ceiling. Loft access. uPVC double-glazed privacy glass window to rear. Shower cubicle with electric 'Mira' shower. Low-level W/C. Pedestal basin. Bidet. Wall-hung electric heater. Radiator. Laminate flooring.

Bedroom 1

10'11". x 10'10" (3.33. x 3.31)

Coved and textured ceiling. uPVC double-glazed door to front. Radiator. Power points. Carpet.

Bedroom 2

11'0" x 8'5" (3.37 x 2.57)

Coved and textured ceiling. uPVC double-glazed window to front. Radiator. Power points. Carpet.

Single Garage

Electric 'up & over' garage door. Power and lighting.

Outside

Laid mainly to lawn with picturesque field views to the rear. A slabbed patio area offers ample space for outdoor seating and entertaining, with steps leading down to the lawn. The garden is decorated by mature trees, shrubs, and bushes, providing privacy and year-round interest. A wooden shed is tucked away, offering practical storage for garden tools and equipment. Outdoor tap. Water butt. Pedestrian gate leading to the front of the property.

To the front of the property, a substantial driveway offers multiple parking spaces. Laid to gravel and partly enclosed by a brick wall.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central Heating Type - Gas

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Council Tax

Council Tax Band B. For more information on Council Tax, please contact Kings Lynn and West Norfolk Council on 01553 616200

Mobile Phone Signal

Inside - EE is limited over Voice and Data. Three is limited over Voice and Data. O2 is limited over Voice and not available for Data. Vodafone is limited over Voice and not available for data

Outside - EE is likely to be available over Voice and Data. Three is likely to be available over Voice and Data. O2 is likely to be available over Voice and Data. Vodafone is likely to be available over Voice and Data.

Further information can be found on the Ofcom website

Broadband Coverage

Standard, Superfast and Ultrafast broadband speeds may be available at this property.

For further information, please visit the Ofcom website.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Directions

When leaving King's Lynn on the Hardwick roundabout, take the third exit onto the A10 towards Downham Market. Continue through West Winch, until reaching Gravel Hill Lane on your right. Take the first turning right into Westland Chase and follow the road to the end cul de cul-de-sac. The property can be found almost directly in front of you.

To arrange a viewing, please contact our office - Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.