



West Way, Wimbotsham, King's Lynn, PE34 3QB

welcome to

West Way, Wimbotsham, King's Lynn

Attention first time buyers! Located within the sought-after village of Wimbotsham, lies this spacious, three bedroom semi-detached house, occupying a large plot. The property is in need of some modernisation throughout, yet offers plenty of potential & no onward chain!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the front. Stairs leading to the first floor landing.

Lounge

19' 4" max x 11' 7" max (5.89m max x 3.53m max)
Two double-glazed windows to the rear. Radiator.
Feature fireplace.

Kitchen

8' 10" max x 17' max (2.69m max x 5.18m max)
L-shaped room. This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric oven & electric hob with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Storage/pantry cupboard. Radiator. Double-glazed windows to the front & rear. Double-glazed door to the side.

First Floor Landing

Stairs from the entrance hall. Radiator. Double-glazed window to the front.

Bedroom One

12' 11" max x 10' 9" max (3.94m max x 3.28m max)
Double-glazed window to the rear. Radiator. Built-in wardrobe.

Bedroom Two

12' 7" max x 10' 9" max (3.84m max x 3.28m max)
Double-glazed window to the rear. Radiator.

Bedroom Three

9' x 8' (2.74m x 2.44m)
Double-glazed window to the side. Radiator.

Bathroom

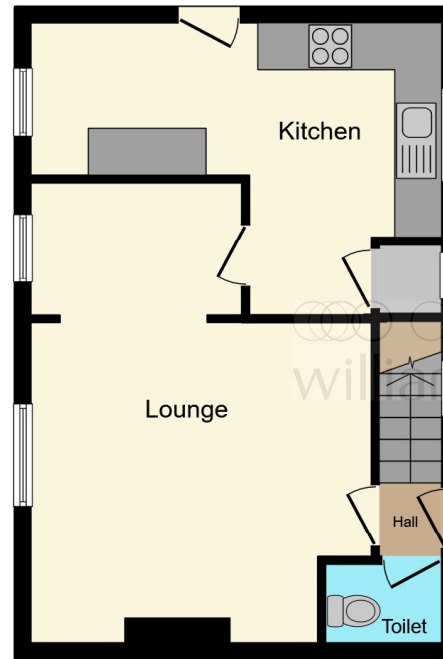
Fitted with bath & pedestal wash hand basin.
Double-glazed window to the front.

Outside

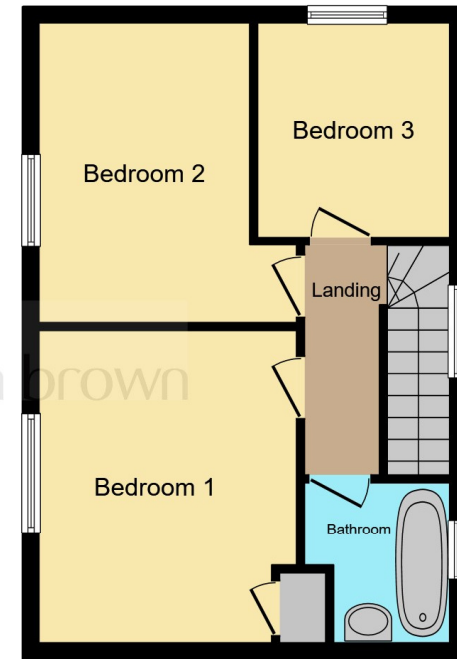
To the front of the property, a generous gravelled driveway provides off-road parking for multiple vehicles. To the rear, the large garden is mainly laid to lawn, alongside various shrubs, trees & hedges.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved. Heating to the property is served by oil central heating. Please contact the branch for more details if required.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

West Way, Wimbotsham, King's Lynn

- Three bedroom semi-detached house
- Generous plot with rear garden
- Large driveway providing off-road parking
- Chain free!
- Sought-after village location

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM110175 - 0002

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