



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

welcome to

West Way, Wimbotsham, King's Lynn

Chain free! A charming 3 bedroom semi-detached home in the village of Wimbotsham, just a short walk to the village pub, shop & school. Boasting a spacious lounge, kitchen, conservatory & generous bedrooms, plus low-maintenance garden, garage & driveway, all within easy access of Downham Market.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Stairs leading to the first floor landing with under-stairs storage cupboard.

Cloakroom

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

Lounge

12' 6" x 13' (3.81m x 3.96m)
Double-glazed window to the front. Radiator.
Feature fireplace.

Kitchen

10' 4" x 12' 5" (3.15m x 3.78m)
This fitted kitchen includes both wall & base units with newly-fitted work surfaces over, a sink & drainer unit, and a freestanding cooker. There is also space & plumbing for a dishwasher. Radiator. Double-glazed window to the rear into the conservatory.

Utility Room

7' 4" x 6' 5" (2.24m x 1.96m)
Fitted with wall & base units with work surfaces over. Space & plumbing for a washing machine. Door leading to the conservatory.

Conservatory

8' 3" x 22' 3" (2.51m x 6.78m)
Of brick & uPVC construction. Double-glazed windows to the side & rear. Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

13' 4" x 11' 3" (4.06m x 3.43m)
Double-glazed window to the front. Radiator. Fitted wardrobes.

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)
Double-glazed window to the rear. Radiator. Fitted wardrobes.

Bedroom Three

7' 4" x 10' 3" max (2.24m x 3.12m max)
Double-glazed window to the rear. Fitted wardrobes.

Bathroom

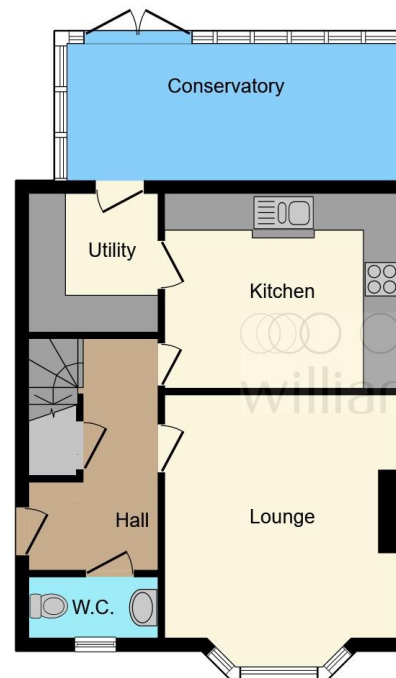
Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the front.

Outside

To the front of the property, a generous gravelled driveway provides off-road parking for 3 cars & leads to the garage. To the rear, the low-maintenance garden is mainly laid to paving, alongside various plants & shrubs.

Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank of private supply. 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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West Way, Wimbotsham, King's Lynn

- Sought-after village location
- Chain free!
- Spacious lounge + conservatory
- Driveway parking + garage
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112278 - 0007

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