



THE STORY OF

# 2 Wilson Drive

*East Winch, Norfolk*

**SOWERBYS**



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THE STORY OF

# 2 Wilson Drive

East Winch, King's Lynn,  
PE32 1NX

Detached Family Home

Four Bedrooms

Family Bathroom and En-Suite

Newly Fitted Kitchen

Sitting Room and Conservatory

Separate Dining Room

Detached Double Garage and Ample Off Road Parking

Enclosed Rear Garden

Lovely Walks on the Doorstep

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“The decking area in the garden is a sun trap, it’s one of our favourite spots.”

2 Wilson Drive has been a fantastic family home to our sellers for the past 21 years. Situated within a good school catchment area and with a fantastic local bus route, this home has easy access to amenities both within the village and further afield.

The ground floor enjoys an excellent layout, with multiple reception rooms which can either be separated or opened up to create a fantastic entertaining space. Recently the kitchen has received

a full upgrade to further enhance the homely feel. There’s also an adjoining utility room for added convenience.

Four bedrooms and the family bathroom are found on the first floor, with the principal bedroom further benefiting from an en-suite shower room.

Alternatively, one of the bedrooms could make for an excellent study/home office, offering versatility for those that require it.







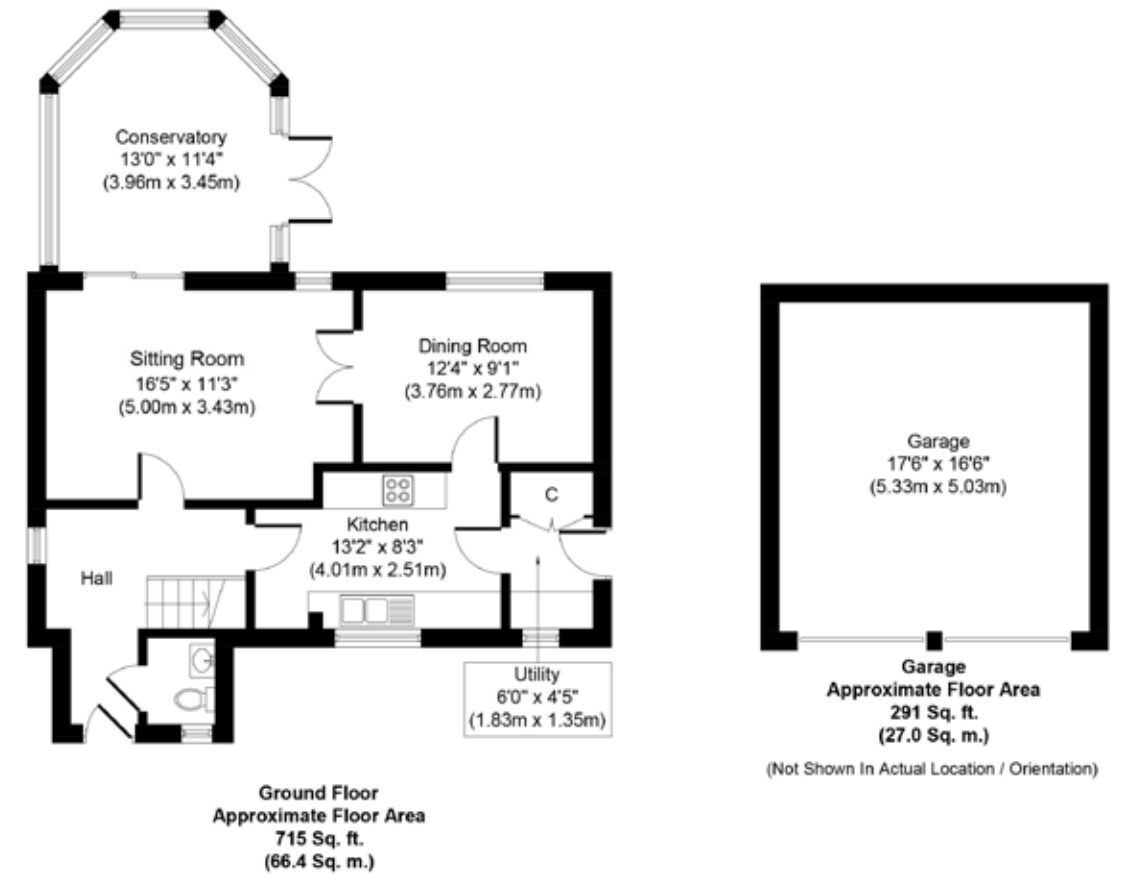
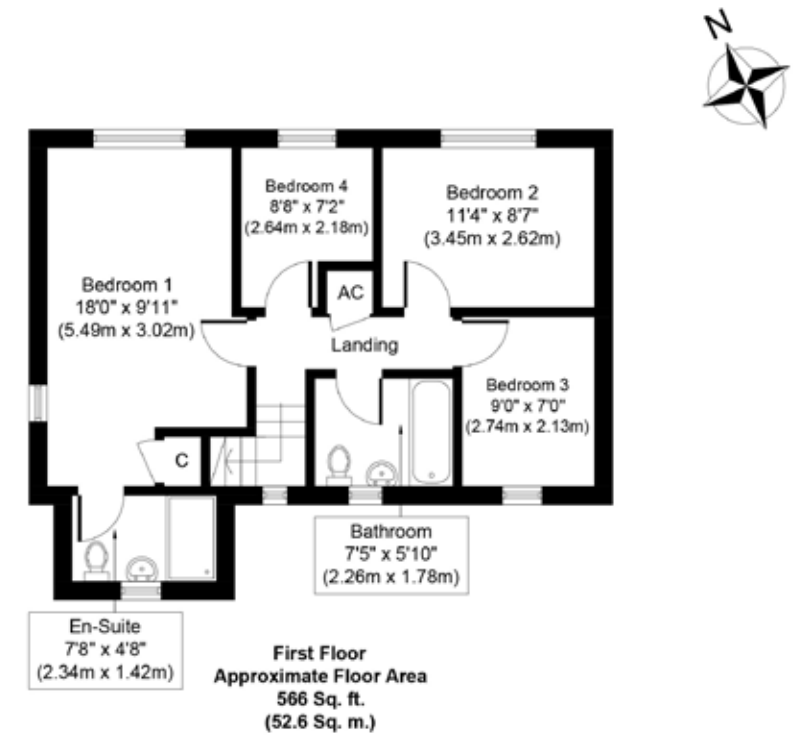




The outside space has been designed to be of low maintenance. A brick-weave driveway provides ample parking and leads to the detached double garage, with the frontage softened by a lawned area. The rear garden has been a favourite spot for our sellers. A decking area was added to capture the best of the sun, whilst the lawn has been great for the children to play.

For those that enjoy exploring and walking, West Bilney Woods and Leziate Lakes are both less than five miles away.

This loving family home, situated in a cul-de-sac location, is ready for a new family to begin making memories here.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS



# East Winch

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated on the A47 Norwich to King's Lynn road is East Winch.

It has a local village pub and a church, and more facilities can be found in the neighbouring villages.

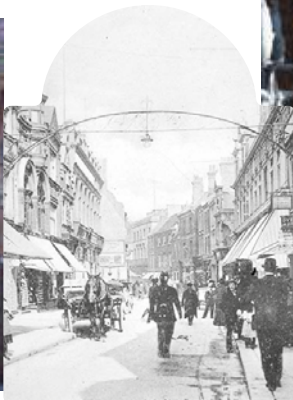
Perched on the banks of the River Ouse, King's Lynn is the nearest town to East Winch and has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

King Street, which runs from Tuesday Market Place to the Custom House was once

known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Peterborough

“We’ve loved that there is easy access to the A47, leading us to the cities of Norwich and Peterborough, plus there are some lovely walks locally too.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 5900-3051-0522-1105-3823

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sometime.icebergs.outs

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# SOWERBYS



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