



THE STORY OF

# 6 Hazel Close

*West Winch, Norfolk*

SOWERBYS



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# 6 Hazel Close

West Winch, Norfolk  
PE33 0PT

Sold with No Upward Chain

Detached Bungalow

Cul-de-Sac Location

Kitchen/Dining Room

Sitting Room and Fireplace

Three Double Bedrooms

Study and Conservatory

Resin Drive Providing  
Off-Road Parking

Fully Enclosed Rear Garden

Quiet and Peaceful Location

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Nestled in a peaceful lane, 6 Hazel Close has been cherished for nearly 25 years as the perfect downsized retreat. Now, it's ready for someone new to create their forever home.

This well-maintained home feels surprisingly spacious and bright for its size. The kitchen/dining room is the heart of the home, ideal for socialising and entertaining guests.

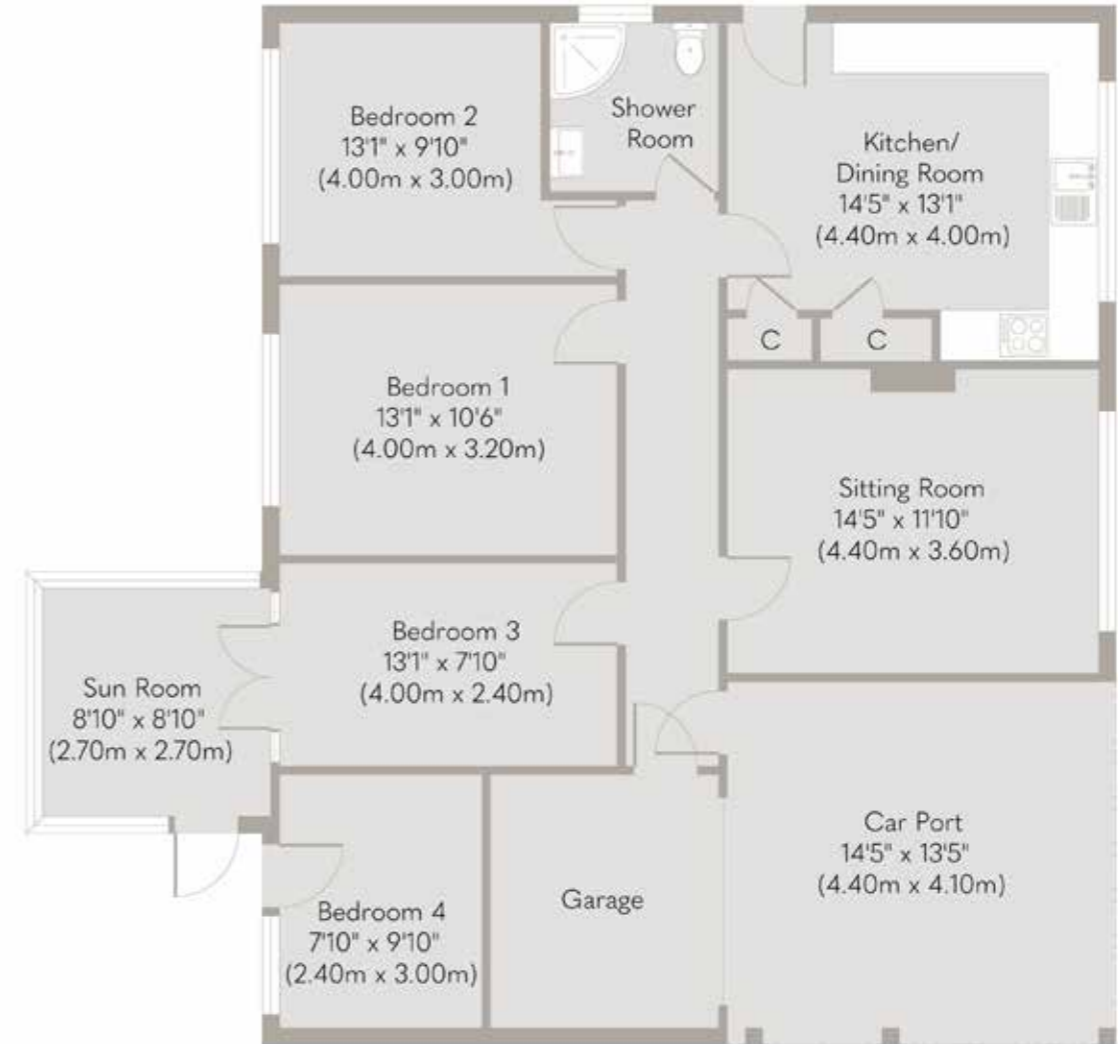
The sitting room is generously sized and filled with natural light, featuring a cosy fireplace perfect for those snug nights in.

All three bedrooms are double-sized, with a recently fitted wet room serving them. Half of the garage has been converted into a snug with doors leading to the rear garden, making it an ideal home office or playroom. A conservatory adds to the charm and functionality of the space.

The outdoor area is low-maintenance and well-kept. A resin driveway at the front provides easy care, while the lawn and flower beds create a serene atmosphere. The enclosed rear garden is a sunny haven with a large patio, lawn, and mature shrubs and trees.

This lovely bungalow, in its quiet location, is ready for someone new to make it their forever home.





Approximate Floor Area  
1324 sq. ft  
(122.99 sq. m)

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.

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## West Winch

WELL CONNECTED VILLAGE LIFE



West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store.

King's Lynn has the redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital and there are large and small supermarkets and many superstores. There are restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema.

The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the North West Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal & West Norfolk Golf Club at Brancaster.

There is a mainline link via Cambridge to London King's Cross - approx. 1hr 40 mins.



*Note from Sowerbys*



“The property’s quiet location makes it perfect as a forever home.”

West Winch Common



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 4734-7723-1300-0488-9202

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: ///returns.liked.plantings

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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