



INTRODUCING

Dawmanda

East Winch, Norfolk

SOWERBYS



THE STORY OF

Dawmanda

Gayton Road, East Winch, Norfolk
PE32 1NW

Spacious Detached Bungalow

Three Bedrooms

1062 sq. ft.

Garage & Ample
Driveway Parking

Kitchen with Garden
& Field Views

Spacious Living Room
Opening into a Conservatory

Enclosed Rear Garden

Quiet Village Setting

Scope for Cosmetic
Improvement

No Onward Chain

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Located in the well-connected village of East Winch, this three bedroom detached bungalow presents a fantastic opportunity for those looking to put their own stamp on a generously sized home. Set on a substantial plot with a private driveway, detached garage, and enclosed rear garden, Dawmanda is an ideal blank canvas for cosmetic enhancement and personalisation.

Offering over 1,060 sq. ft. of well-planned accommodation, the property includes three bedrooms, a family bathroom, a spacious 20' living room, and a bright conservatory—a charming space to enjoy the garden year-round. The kitchen enjoys peaceful views across the rear garden and open fields beyond, and features traditional cabinetry, a range-style cooker, and tiled flooring—ready to be reimagined to suit your style.

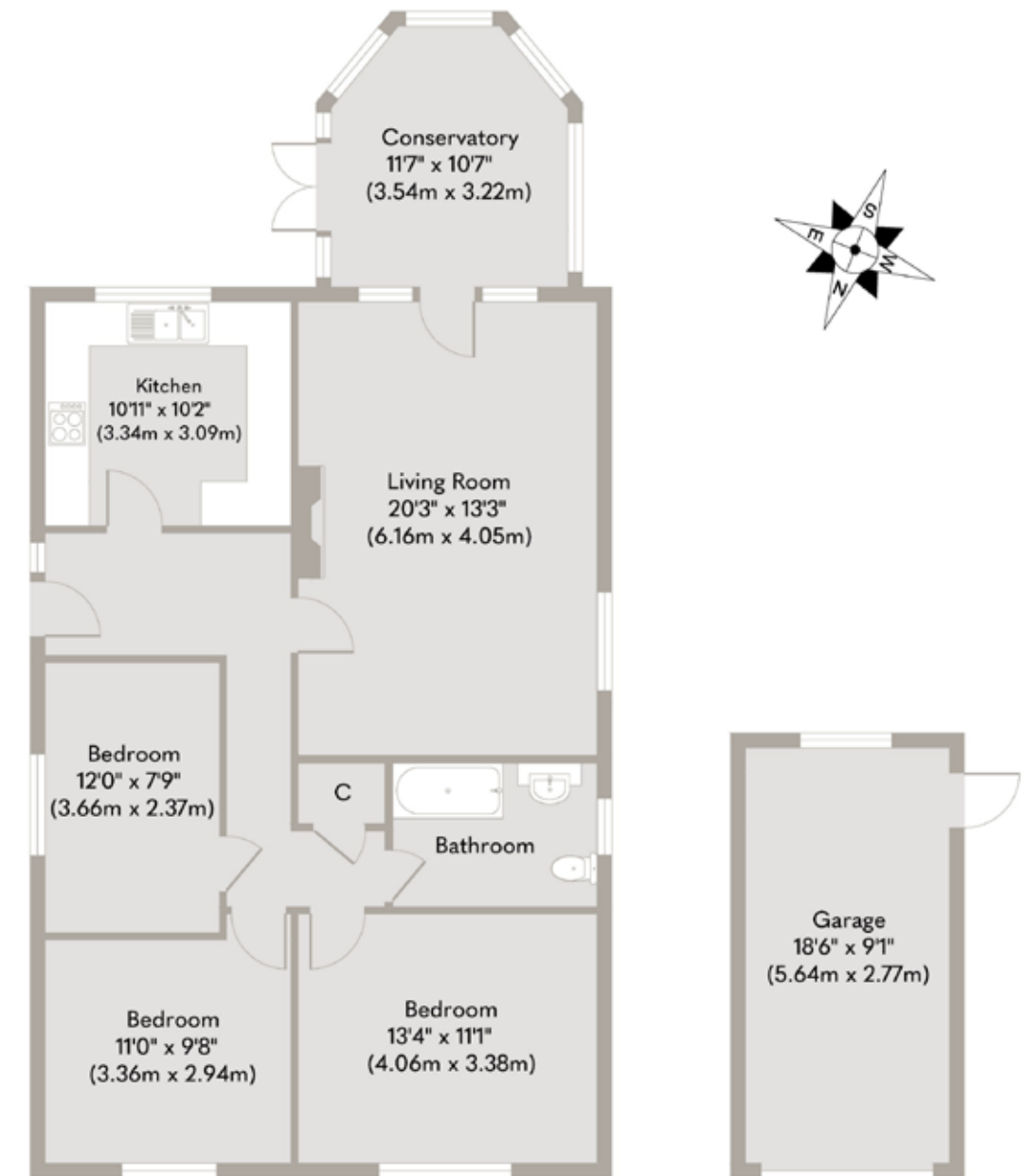
The internal layout flows off a central hallway, creating a practical and flexible living space.

Outside, the rear garden offers a tranquil setting with plenty of room to landscape or entertain, while the detached garage (407 sq. ft.) and gravel driveway provide ample parking.

Set within a quiet residential area, East Winch offers excellent road links to King's Lynn and surrounding villages, with easy access to local amenities and countryside walks.

With no onward chain, this is a rare opportunity to acquire a home full of potential, ready for its next chapter.





Approximate Floor Area
1062 sq. ft
(98.70 sq. m)

Garage
Approximate Floor Area
407 sq. ft
(15.62 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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East Winch

WELL-LOCATED,
QUIET NORFOLK ESCAPE

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

It has a village pub and a church, with more facilities found in neighbouring villages.

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

Originally called Bishop's Lynn, the town was surrendered to the crown during Henry VIII's reign and renamed King's Lynn. In the 14th century, it was England's most important port, dominated by the Hanseatic League. Though London's rise eroded its prominence, ship-building and fishing flourished—documented at True's Yard Museum.

King Street, running from Tuesday Market Place to the Custom House, was once 'Stockfish Row' for its many fish merchants. With a listed building every 26ft, Sir John Betjeman called it one of England's finest walks. In 1845, it had at least ten pubs—today, it's home to WhataHoot distillery, with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all under an hour's drive and a direct rail line to London King's Cross in just 1 hour 40 minutes, King's Lynn draws professionals seeking easy commutes. The town's Vancouver Centre offers high street names and independents, while The Majestic Cinema and Alive Corn Exchange are great for a film or show. St George's Guildhall—the UK's largest surviving medieval guildhall—is now a vibrant arts centre.



Note from Sowerbys



The Rear Garden

“The rear garden offers a tranquil setting with plenty of room to landscape or entertain.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2481-1111-8011-3591-3418

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: ///springing.giggles.massive

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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