



THE STORY OF

17 Archdale Close

West Winch, Norfolk

SOWERBYS



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17 Archdale Close

West Winch, King's Lynn, Norfolk
PE33 0LE

Over 2,600 Sq. Ft. of Accommodation
Across Two Levels

Five Well-Proportioned Bedrooms,
Ideal for Family or Guest Use

Tucked-Away Corner Position
in a Quiet Cul-De-Sac

Spacious Kitchen/Breakfast Room with Utility

Elegant Dining and Reception Rooms
Filled with Natural Light

Expansive Attic Space (Approx. 40 ft x
30 ft) with Conversion Potential

Wraparound Garden Offering Privacy
and Outdoor Versatility

Ample Parking and Practical
Layout for Modern Living

Sought-After Village Location with
a Strong Community Feel

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Discreetly positioned at the end of a quiet cul-de-sac in the sought-after village of West Winch, 17 Archdale Close is a beautifully proportioned detached residence offering over 2,600 sq. ft. of versatile accommodation. Set on a generous corner plot, this impressive home provides space, privacy, and flexibility, perfectly suited to modern family life in a well-connected village setting.

Inside, the sense of space and light is immediately apparent. A generous kitchen/ breakfast room forms the heart of the home, ideal for everyday living, while the adjoining dining room offers a more formal space for entertaining. A separate sitting room provides a peaceful retreat, and the utility room adds further practicality to the home's layout.

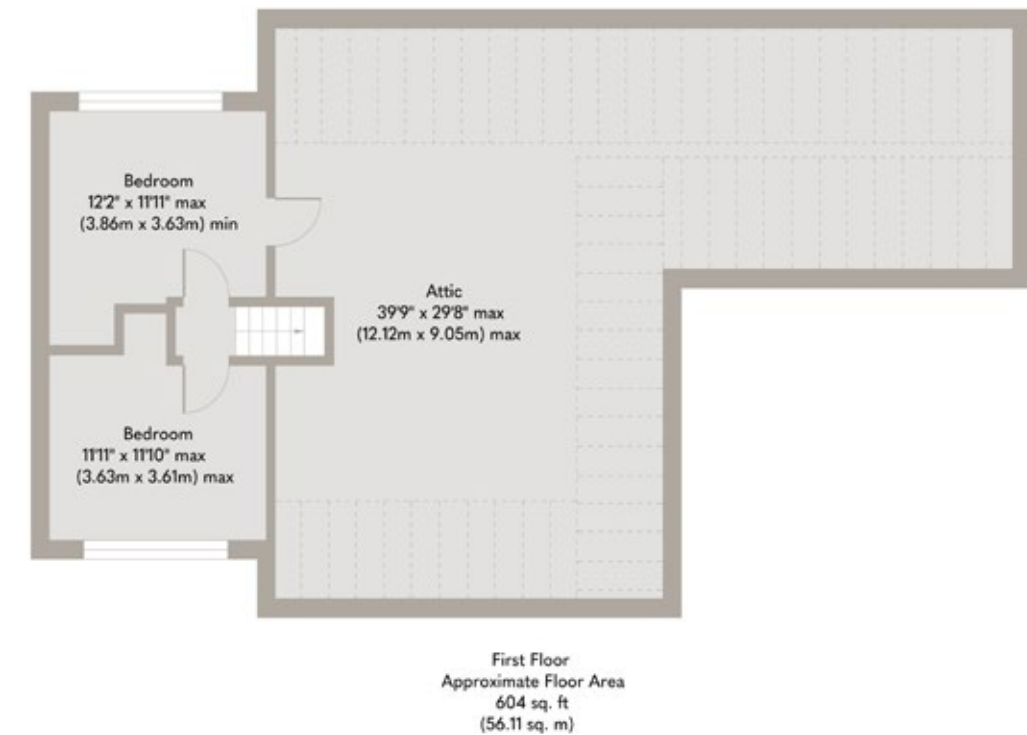
Across two floors, five well-sized bedrooms offer plenty of flexibility, whether for growing families, guests, or those working from home. One of the standout features is the expansive attic space, measuring nearly 40 ft x 30 ft, presenting exceptional potential for conversion (subject to any necessary consents), further extending the home's already impressive footprint.

Outside, the wrap-around garden is a private haven, ideal for outdoor dining, children's play or simply enjoying the peaceful surroundings. The cul-de-sac location ensures a quiet and safe environment, particularly appealing to families or those seeking a more tranquil pace of life.

West Winch itself is a thriving village with a welcoming community, well-regarded schooling, and easy access to the historic market town of King's Lynn, where mainline rail links reach London in under two hours. Countryside charm meets everyday convenience in this wonderfully positioned home.







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-LOCATED,
QUIET 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.

Perched on the banks of the River Ouse, King's Lynn 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.

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. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

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 and West Norfolk Golf Club at Brancaster.

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.



Note from Sowerbys



“Whether it’s entertaining in the dining room or enjoying a quiet morning in the garden, this home adapts beautifully to the rhythms of family life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///stocks.trio.venues

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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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