



Blick Close, West Winch, King's Lynn, PE33 0UA

welcome to

Blick Close, West Winch, King's Lynn

Located in the popular village of West Winch which has a local convenience store/post office, primary school and the popular William Burt Social Club is this deceptively spacious three bedroom detached house.



Entrance

Double glazed entrance door with side window to entrance hall, laminate style floor, telephone point, stairs to first floor. Radiator with radiator cover, inset spotlight.

Downstairs Cloakroom

Low flush WC with concealed system, wash hand basin, chrome towel radiator, tile floor, tile splashbacks, UPVC Double glazed window.

Lounge

14' 11" x 10' 10" (4.55m x 3.30m)

UPVC Double glazed window, radiator, laminate style floor, television and telephone points. Inset spot lighting.

Kitchen/diner

17' 2" x 11' 1" max (5.23m x 3.38m max)

Fitted kitchen comprising of units at base and wall level, worktop surface, inset one and a half bowl single drainer sink with mixer tap over. Space and plumbing for washing machine, four ring gas hob with cooker hood over, marble tiled splashbacks, space for fridge freezer, fitted oven, tiled floor. Double glazed exit door to rear, UPVC Double glazed window to rear, UPVC Double glazed sliding patio doors to rear.

Patio

Tile floor, inset spotlighting, radiator, room for condensing tumble dryer, cupboard housing gas boiler serving radiator domestic heating and hot water.

First Floor Landing

Access to roof space, airing cupboard housing hot water cylinder and shelving.

Bedroom One

11' 9" to front of wardrobes x 9' 9" plus door recess (3.58m to front of wardrobes x 2.97m plus door recess)
Double glazed window, radiator, television point, built in wardrobes, inset spot lighting.

En- Suite

Tiled shower cubicle with main shower, wash hand basin to worktop surface with mixer tap over and cupboard under. Low flush WC, chrome towel radiator, wall tiling, extractor, UPVC Double glazed window, tiled floor.

Bedroom Two

9' 8" x 8' 3" (2.95m x 2.51m)

UPVC Double glazed window, radiator, television points.

Bedroom Three

8' 8" x 8' 3" (2.64m x 2.51m)

UPVC Double glazed window, radiator.

Bathroom

Suite comprising of panelled bath with mixer taps and shower hose attachment. Low flush WC, pedestal hand wash basin, radiator, tile splashbacks, UPVC Double glazed window, extractor.

Outside

To the front of the property there is a brick weave shared driveway into detached single garage with up and over door, power and light, personal access door to side. Further brick weave parking area and gravelled front with paved pathway leading to canopied entrance door To the rear of the garage there is a useful Lean To shed. A gate gives access to the side of the property which in turn leads round to the rear. The rear garden is enclosed by timber screen fencing, extensive patio with retaining brick wall, sleeper steps up to a lawned garden. There is also a decked area and summer house.



view this property online williamhbrown.co.uk/Property/KLN114941



welcome to

Blick Close, West Winch, King's Lynn

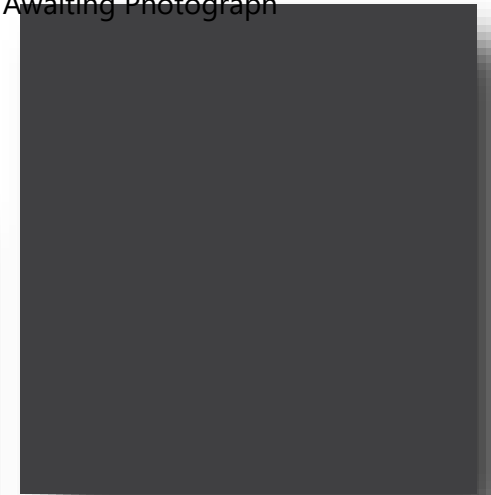
- Popular Village of West Winch
- Detached House
- Three Bedrooms
- Breakfast Kitchen
- En Suite to Master

Tenure: Freehold EPC Rating: C

£280,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN114941



Property Ref:
KLN114941 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30
1ES



williamhbrown.co.uk