



Coronation Avenue, West Winch, KING'S LYNN PE33 0NS

welcome to

Coronation Avenue, West Winch, KING'S LYNN

Located in the popular village of West Winch which has a local convenience store/post office, a primary school and the popular William Burt Social Club is this well presented three bedroom extended semi-detached house which is being offered with no onward chain. Viewing is highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Stairs to first floor, double glazed window

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window, tiled floor and walls

Open Plan Lounge/ Dining Area

24' 2" max x 17' 7" (7.37m max x 5.36m)

Wood burner, upright radiator, partial glass roof, wood effect laminate floor, double glazed doors to rear

Kitchen

13' 4" max x 7' 9" (4.06m max x 2.36m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, inset double oven, electric hob, extractor over, space for washing machine and fridge freezer, double glazed window, ceramic tiled floor, inset spotlights, part tiled walls

Utility

8' 8" x 6' 1" (2.64m x 1.85m)

Double glazed window, radiator, wood effect laminate floor, double glazed exit door to rear

First Floor Landing

Double glazed window, radiator, loft access

Bedroom One

12' 11" x 10' 9" (3.94m x 3.28m)

Double glazed window, radiator, storage cupboard

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.64m)

Double glazed window, radiator

Bedroom Three

8' 10" x 8' (2.69m x 2.44m)

Double glazed window, radiator

Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel rail, ceramic tiled floor and walls, double glazed window

Outside

To the front is a graveled drive giving off road parking for 4/5 cars and leads through double gates onto a good size lawned garden with garden pond. there is also a large timber workshop and solar panels.



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welcome to

Coronation Avenue, West Winch KING'S LYNN

- Popular Village of West Winch
- Semi Detached Property
- Open Plan Lounge/ Dining Room
- Cloakroom
- Ample Parking

Tenure: Freehold EPC Rating: C

£249,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117447 - 0006

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