



Hall Lane, West Winch, KING'S LYNN PE33 0PJ

welcome to

Hall Lane, West Winch, KING'S LYNN

Located in the popular village of West Winch which has good local amenities including convenience store/post office, West Winch Primary School and the William Burt Social Club is this beautifully presented four bedroom detached family home. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Stairs to first floor, radiator, under stair cupboard, wood effect laminate floor

Cloakroom

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

Lounge

21' 3" x 11' 7" (6.48m x 3.53m)

Double glazed window, double glazed patio doors to rear, two radiators, feature fireplace with inset gas fire, double doors to:-

Study

8' 5" x 7' 9" (2.57m x 2.36m)

Double glazed window, radiator

Dining Room

9' 3" x 10' 8" into bay (2.82m x 3.25m into bay)

Double glazed bay window, radiator

Kitchen/ Breakfast Room

16' 1" max x 12' 8" max (4.90m max x 3.86m max)

Range of base and wall units, wooden work top over, inset stainless steel sink with mixer tap over, space for range cooker, extractor over, built-in dishwasher, two double glazed windows, ceramic tiled floor, inset spotlights, door to:-

Utility

7' 5" x 6' 8" (2.26m x 2.03m)

Space and plumbing for washing machine and dryer, space for American-style fridge freezer, double glazed window, radiator, courtesy door to garage, double glazed door to rear

First Floor Landing

Loft access

Bedroom One

11' 9" x 11' 10" (3.58m x 3.61m)

Two double fitted wardrobes with overhead lockers, double glazed window, radiator, door to:-

En Suite

Shower cubicle, low level WC, wash hand basin in unit with cupboards below, ceramic tiled floor and walls, heated towel rail

Bedroom Two

11' 4" x 10' (3.45m x 3.05m)

Double fitted wardrobes, double glazed window, radiator

Bedroom Three

10' 11" max x 8' 4" (3.33m max x 2.54m)

Double glazed window, radiator, fitted wardrobes

Bedroom Four

11' 10" x 7' (3.61m x 2.13m)

Double glazed window, radiator

Bathroom

9' x 5' 8" (2.74m x 1.73m)

Shower cubicle, bath with central mixer taps, low level WC, wash hand basin with cupboards below, ceramic tiled floor and walls, double glazed window, heated towel rail

Outside

To the front of the property is a lawned area and driveway leading to a detached double garage, with twin up and over doors, power and light.

The rear garden is beautifully maintained and is laid mainly to lawn. There is a large sand-stone patio and pergola, as well as a further sand-stone patio, ideal for chasing the sun. The garden is enclosed by timber fencing.



view this property online williamhbrown.co.uk/Property/KLN117829



welcome to

Hall Lane, West Winch KING'S LYNN

- Detached Family Home
- Four Bedrooms
- En Suite to Master
- Three Reception Rooms
- Breakfast Kitchen

Tenure: Freehold EPC Rating: D

£415,000



view this property online williamhbrown.co.uk/Property/KLN117829

Please note the marker reflects the postcode not the actual property



Property Ref:
KLN117829 - 0004

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