









# welcome to

# Hall Lane, West Winch, KING'S LYNN

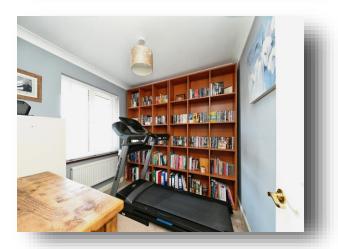
Located in the popular village of West Winch which has good local amenities including convenience store/post office, West Winch Primary School and the William Burt Social Club is this beautifully presented four bedroom detached family home. Viewing highly recommended.













#### **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"  $\times$  10' 8" into bay (  $2.82m \times 3.25m$  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 fending.





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## 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









Please note the marker reflects the postcode not the actual property

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



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