



**East Anglia House, West Winch Road, West Winch, King's
Lynn PE33 0NF**

welcome to

East Anglia House, West Winch Road, West Winch, King's Lynn

This is a fabulous opportunity to buy one of the most prominent houses in and around the Kings Lynn area. This six bedroom well presented Edwardian House benefits from four reception rooms, indoor swimming pool complex with 9 meter pool, sauna and changing room, as well as a one bedroom annex.

Entrance Hall

22' 1" x 7' 5" (6.73m x 2.26m)

Oak staircase to first floor with space beneath, radiator, original panel door with leaded inset, further window to front, telephone point, picture rail, architectural coving, doors off

Sitting Room

19' into bay x 15' 9" (5.79m into bay x 4.80m)

Beautifully presented room with bay window to front with UPVC windows, marble fireplace with electric fire, two further windows to side, two radiators, television points, picture rails, architectural coving and very attractive ceiling rose, folding doors opening up to:-

Dining Room

16' 4" x 11' 8" max (4.98m x 3.56m max)

Tiled floor, UPVC double glazed window to side, double radiator, two openings through to kitchen, very attractive feature fireplace with a log burner, opening to dining room and kitchen

Kitchen

15' 9" x 11' 8" (4.80m x 3.56m)

Cream shaker style units at base and wall level with granite worktops over, space for Range Master cooker, space for fridge freezer, integrated dishwasher, Belfast sink with mixer tap over, ceiling beamwork, inset spotlights, ceramic tiled floor, windows to side and rear aspect

Rear Hallway

Stable style UPVC door to rear providing access to rear courtyard area, door to:-

Cloakroom

Low level WC, wash hand basin, window to side, door to:-

Utility Room

5' 9" x 5' 4" (1.75m x 1.63m)

Window to rear, space and plumbing for washing machine, Worcester combi boiler, built-in shelving, ceramic tiled floor and walls

Drawing Room

14' 7" x 17' 7" into bay narrowing to 16ft 4" (4.45m x 5.36m into bay narrowing to 16ft 4")

Bay window to front aspect, attractive fireplace with fire and timber surround and granite hearth, architectural coving, ceiling rose, two windows to rear, double glazed patio doors giving access to conservatory

Conservatory

11' 4" x 13' 1" (3.45m x 3.99m)

UPVC double glazed window to rear and front and further UPVC double glazed window to side, ceramic tiled floor, ceiling rose, cove and plastered ceiling

First Floor Landing

Picture rails, UPVC double glazed window to front, radiator, stairs to second floor

Master Bedroom Suite

18' 7" into bay x 16' (5.66m into bay x 4.88m)

Bay window to front, ceiling rose, architectural coving, radiator, door to en suite and dressing room, television points

Dressing Room

11' 8" x 8' 3" (3.56m x 2.51m)

Range of fitted cupboards, further space for chest of drawers, oak style flooring, door to:-

En Suite

Suite comprising panel bath with mixer attachment over, low level WC, wash hand basin, bay window to side, coved and plastered ceiling, ceramic tiled floor and walls, cupboard housing dual stream style water cylinder providing pressured water

Bedroom Two

14' 7" x 15' max (4.45m x 4.57m max)

Built-in wardrobes, radiator, architectural coving, picture rails, UPVC double glazed doors and window gives access onto the roof terrace

En Suite

Suite comprising mains shower, pedestal wash hand basin, low level WC, extractor fan, tiling to walls and floor

Roof Terrace

11' 4" x 13' 7" (3.45m x 4.14m)

Fabulous views of the garden and fields beyond, rubberised non slip floor

Bedroom Three

11' 9" x 16' (3.58m x 4.88m)

Range of shaker style wardrobes, UPVC double glazed window to rear, radiator, coved and plastered ceiling

Family Bathroom

9' x 11' 4" (2.74m x 3.45m)

Suite comprising of mains thermostatically controlled shower in large glazed cubicle, floor standing slipper style bath, pedestal wash hand basin, low level WC, heated towel rail, coved and plastered ceiling, ceramic tiled floor and walls, double glazed window to rear



Second Floor Landing/ Reception Room

22' 1" x 13' 4" including stairs & eves store (6.73m x 4.06m including stairs & eves store)
Window to rear and side, storage cupboards, radiator, beamwork, this room could provide a nice sitting room to serve the second floor bedrooms or would make a good size office.

Bedroom Four

19' 6" x 12' 1" max (5.94m x 3.68m max)
Sloping ceiling, beamwork, double glazed window to front, radiator, TV point

Bedroom Five

15' 7" x 12' 1" max (4.75m x 3.68m max)
Double glazed window, to side, heavy beam work, radiator, sloping ceiling

Bedroom Six

11' 9" x 12' 1" (3.58m x 3.68m)
Currently used as storage space. Double glazed window, to rear, radiator, beamwork, would make a good bedroom six or an additional bathroom to serve the second floor, attractive field views to the rear

Boiler Room

9' 8" x 9' (2.95m x 2.74m)
Houses the pump, heater and filtration system for the swimming pool, automated chemical injection system to provide the swimming pool with the chlorine that it requires

Swimming Pool Complex

9 x 4.5 meter swimming pool which is two meters at its deepest point and one meter at its shallow end, three sets of patio doors, two large Velux roof lights, vaulted ceiling with heavy beamwork, flag stone floor, three radiators, steps leading down to the:-



Changing Room Area

21' 3" x 9' 8" (6.48m x 2.95m)
Changing cubicle, WC, twin wash hand basins, walk-in mains shower, ceramic tiled floor and walls, radiator, vaulted ceiling. Further steps down to the inner hallway

Inner Hallway

Access to the rear

Self Contained Annexe

Comprising snug, sitting room, kitchen, bathroom and bedroom.

Outside

The property occupies grounds of approximately 1.5 acres (subject to survey) having a triple open garage block with large office above.



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welcome to

East Anglia House, West Winch Road, West Winch, King's Lynn

- Located Close to Kings Lynn Town Centre
- Detached Edwardian Family Home
- Six Bedrooms over Three Floors
- Four Reception Rooms
- One Bedroom Annex

Tenure: Freehold EPC Rating: E

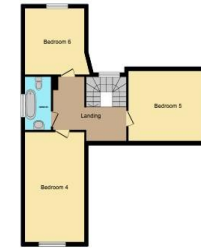
£900,000



Ground Floor



First Floor



Second Floor



Garage Ground Floor



Garage First Floor



Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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