



Pell Place, West Winch, King's Lynn, PE33 0SP

welcome to

Pell Place, West Winch, King's Lynn

Located in the popular village of West Winch which has a convenience store/post office, primary school and the William Burt Social Club is this very well presented three bedroom detached bungalow which is being offered with no onward chain.



Entrance Door To:-

Entrance Hall

Radiator, tiled flooring, two storage cupboards,

Lounge

18' 4" x 10' 8" (5.59m x 3.25m)

Wood effect laminate floor, radiator, fireplace in marble surround with inset electric fire, double doors to;-

Conservatory

12' 9" x 9' 5" (3.89m x 2.87m)

UPVC construction under polycarbonate roof, ceiling light/fan, ceramic tiled floor, radiator, double doors to rear

Kitchen/ Breakfast Room

10' 7" x 8' 11" (3.23m x 2.72m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in double oven and microwave, gas hob, extractor over, built-in fridge freezer, washing machine and dishwasher, breakfast bar, ceramic tiled floor, double glazed window

Bedroom One

11' 11" max x 8' 10" (3.63m max x 2.69m)

Fitted with a range of bedroom furniture, double glazed window, radiator, door to:-

En Suite

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

Bedroom Two

10' 9" x 5' 11" (3.28m x 1.80m)

Double glazed window, radiator, wood effect laminate floor

Bedroom Three

8' 11" max x 7' 2" min (2.72m max x 2.18m min)

Double glazed window, radiator, wood effect laminate floor

Shower Room

Walk-in double shower, low level WC, wash hand basin, heated towel rail, ceramic tiled floor, double glazed window

Outside

To the front of the property is a drive leading to a single garage with up and over door, power and light. The rear garden is laid to shingle and slab for easy maintenance with a variety of shrubs and plants and is enclosed by timber fencing.



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welcome to

Pell Place, West Winch King's Lynn

- Popular Village of West Winch
- Detached Bungalow
- Three Bedrooms
- Conservatory
- Very Well Presented

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£265,000



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. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
KLN118173 - 0007

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