



Birch Grove, West Winch, KING'S LYNN, PE33 0PQ

welcome to

Birch Grove, West Winch, KING'S LYNN

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



Double Glazed Entrance Door To

Entrance Hall

Walk-in cloaks cupboard, airing cupboard housing hot water tank, radiator, loft access, exit door to side elevation.

Kitchen/ Breakfast

12' 1" max x 11' 7" max (3.68m max x 3.53m max)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, integrates fridge freezer, dishwasher and microwave, cupboard housing boiler, double glazed window, ceramic tiled floor, inset spotlights

Dining Area

11' 7" x 11' 10" (3.53m x 3.61m)
Double glazed window, radiator, archway to:-

Lounge Area

17' 10" x 11' 11" (5.44m x 3.63m)
Feature brick open fireplace on tiled hearth, two double glazed windows two radiators

Bedroom

14' 5" x 8' 10" (4.39m x 2.69m)
Double glazed window, radiator

Bedroom

14' 1" x 8' 4" (4.29m x 2.54m)
Double glazed window, radiator, fitted wardrobe

Bedroom

9' 11" x 7' 3" (3.02m x 2.21m)
Double glazed window, radiator, built-in wardrobe

Bathroom

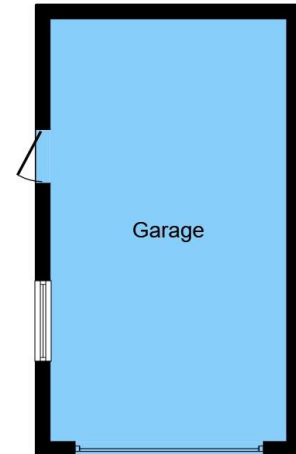
9' 10" x 5' 6" (3.00m x 1.68m)
P shaped Jacuzzi bath with shower screen and rainwater shower head, floating wash hand basin, heated towel rail/radiator, ceramic tiled floor, two obscure glazed windows

Outside

To the front is a gravel in and out drive giving off road parking for several cars and leads to a detached single garage with up and over door with courtesy door to rear. The rear garden has a large paved patio and leads onto a good size lawned area.



Floor Plan



Garage

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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welcome to

Birch Grove, West Winch KING'S LYNN

- Popular Village of West Winch
- Detached Bungalow
- Three Bedrooms
- Kitchen/Breakfast Room
- Garage

Tenure: Freehold EPC Rating: E

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117631 - 0005

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