









welcome to

Eller Drive, West Winch, King's Lynn

Located in the popular village of west Winch which has good local amenities including primary school, local convenience store/post office and the William Burt Social Club is this four bedroom detached family home.













Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor

Lounge

16' 7" x 10' 6" (5.05m x 3.20m)

Double glazed window, radiator, double doors to:-

Dining Room

10' 9" x 8' 10" (3.28m x 2.69m)

Double glazed window, ceramic tiled floor, radiator, door to:-

Kitchen

11' x 9' 3" (3.35m x 2.82m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for range cooker, extractor over, space for Americanstyle fridge freezer, storage cupboard, ceramic tiled floor, double glazed windows

Utility

7' 4" x 5' 11" (2.24m x 1.80m)

Base units, roll edge work top, space for washing machine and tumble dryer, double glazed window, double glazed door to:-

Conservatory

16' 1" x 15' 1" (4.90m x 4.60m)

UPVC construction with insulated roof, radiator, ceramic tiled floor, double doors to rear

Cloakroom

Low level WC, wash hand basin, heated towel rail, ceramic tiled floor, part tiled walls

First Floor Landing

Loft access, airing cupboard housing hot water tank

Bedroom One

14' 6" to fitted wardrobes x 10' 6" max (4.42m to fitted wardrobes x 3.20m max) Double glazed window, radiator

En Suite

Shower cubicle, low level WC, wash hand basin, low level WC, part tiled walls, heated towel rail

Bedroom Two

11' x 8' 9" (3.35m x 2.67m)
Double glazed window, radiator, built-in wardrobe

Bedroom Three

8' 5" \times 8' 2" (2.57m \times 2.49m) Built-in wardrobe, double glazed window, radiator

Bedroom Four

8' 9" x 6' 8" (2.67m x 2.03m) Double glazed window, radiator

Bathroom

Bath, low level WC, wash hand basin, radiator, double glazed window, part tiled walls

Outside

To the front of the property is a driveway which leads to a double garage with twin up and over doors, power and light. Side gate gives access to the rear garden which is laid to slab and shingle for easy maintenance. There are two summer houses with power and light.





welcome to

Eller Drive, West Winch King's Lynn

- Popular Village of West Winch
- Detached House
- Four Bedrooms
- En Suite to Master
- Conservatory

Tenure: Freehold EPC Rating: C

£325,000

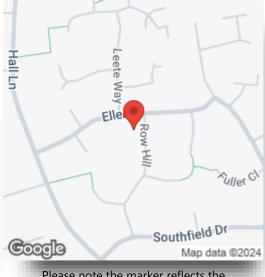


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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









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