



**Eller Drive, West Winch, King's Lynn, PE33 0NN**



**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 American-style 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" x 8' 2" ( 2.57m x 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.



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## 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.focalagent.com



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Property Ref:  
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