



**West Winch Road, West Winch, King's Lynn, PE33 0NB**

**welcome to**

**West Winch Road, West Winch, King's Lynn**

William H Brown are delighted to offer to market this spacious, detached three bedroom bungalow with a generous size garden and ample parking, in the popular village of West Winch.



Located set back from the road and less than a mile from the local amenities of the Hardwick retail park is this spacious, detached three bedroom bungalow with a generous size garden, in the popular village of West Winch. The property offers ample parking to the front of the property for multiple vehicles, along with a garage.

Entering into the property, you are greeted by an airy hallway which flows through the property. The open plan lounge/diner is fit with two fire places, one of which the current owners have recently fit with a multi fuel log burner and oak beam. The modern kitchen is fit with wall and base units, an integrated double oven and hob, an integrated dishwasher along with space for a freestanding fridge freezer. To the rear of the property is a useful conservatory with doors out to the extensive rear garden, with decking area perfect for evenings in the garden and to the rear of the garage is a wood shed to store the wood for the log burner. The property also boasts three double bedrooms and a family shower room.

Viewing highly recommended to appreciate all this property has to offer.

#### **Entrance Hall:**

#### **Dining Room**

12' 11" x 11' 11" ( 3.94m x 3.63m )

#### **Lounge**

13' 11" x 11' 11" ( 4.24m x 3.63m )

#### **Kitchen**

11' 9" x 10' 2" ( 3.58m x 3.10m )

#### **Inner Hall**

#### **Conservatory**

#### **Bedroom 1**

12' 9" x 11' 9" ( 3.89m x 3.58m )

#### **Bedroom 2**

11' 11" x 11' 5" ( 3.63m x 3.48m )

#### **Bedroom 3**

14' 10" x 8' 7" ( 4.52m x 2.62m )

#### **Shower Room**



***view this property online*** [williamhbrown.co.uk/Property/KLN118467](http://williamhbrown.co.uk/Property/KLN118467)



welcome to

## West Winch Road, West Winch, King's Lynn

- Detached bungalow
- Three double bedrooms
- Ample parking and garage
- Modern kitchen
- Open plan lounge diner

Tenure: Freehold EPC Rating: D

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/KLN118467](https://www.williambrown.co.uk/Property/KLN118467)



Property Ref:  
KLN118467 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01553 771337**



[KingsLynn@williambrown.co.uk](mailto:KingsLynn@williambrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williambrown.co.uk](https://www.williambrown.co.uk)