



**Main Road, West Winch, King's Lynn, PE33 0LY**

**welcome to**

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

Brand New detached home superbly designed to create spacious accommodation throughout. Ideally located at the end of a 250ft driveway this attractive property offers the perfect blend of excellent workmanship and quality fixtures and fittings that has created a wonderful executive family home.



### Entrance Hall

28' 3" x 6' 7" ( 8.61m x 2.01m )

Extensive hallway giving access to guest room, shower room, sitting room and kitchen diner, stairs to first floor, decorative flooring in the Herringbone design.

### Guest Bedroom/Playroom

13' 6" x 11' 6" ( 4.11m x 3.51m )

Ideal for a variety of uses including double guest bedroom, home office or playroom, window to front.

### Shower Room

Well appointed to serve the guest bedroom, fully tiled shower room comprising large shower cubicle, vanity wash hand basin and WC, window to front aspect.

### Sitting Room

16' 3" x 13' 9" ( 4.95m x 4.19m )

Window to the rear aspect, fireplace with pre installed flue should potential purchaser's wish to add a log burner

### Kitchen Diner

16' 3" x 13' 9" ( 4.95m x 4.19m )

Stunning bespoke kitchen with ample storage including a variety of base and wall units and larder units as well as large central island with 30mm Quartz worktops over, inset Butler sink, integral Bosch appliances, two ovens and dishwasher, space for a large American-Style fridge freezer. Door leads into utility, open plan into:

### Lounge/Family Room

19' x 13' 9" ( 5.79m x 4.19m )

Highly versatile and spacious room with roof lantern that provides an array of natural light, Two windows and patio doors lead onto the rear garden

### Utility

8' 6" x 7' 8" ( 2.59m x 2.34m )

Further range of bespoke storage, including a larder cupboard and a built-in plant cupboard housing the hot water cylinder, space for washing machine and further dishwasher, Window to front and door to side aspect.

### Landing

light and spacious landing with window to rear giving access to bedrooms and family bathroom

### Master Bedroom

16' 3" x 13' 9" ( 4.95m x 4.19m )

Two windows to front aspect, door into dressing room

### Dressing Room

8' 6" x 8' 4" ( 2.59m x 2.54m )

Window to front, potential to add fitted furniture or convert into a nursery.

### En Suite

Fully tiled en suite with walk in shower, wall hung vanity unit with wash hand basin and WC

### Bedroom Two

13' 9" x 13' ( 4.19m x 3.96m )

Window to rear

### Bedroom Three

11' 10" x 11' 6" ( 3.61m x 3.51m )

Two windows to front

### Family Bathroom

Fully tiled four piece family bathroom servicing bedrooms one and two comprising free standing bath, shower cubicle, vanity wash hand basin and WC. Window to front aspect

### Location

The village of West Winch is well-served in terms of amenities. There is a local post office & store, take-away food establishment. William Burt social club and a number of sports clubs. The village also boasts its own primary school. Norfolk's biggest market town, King's Lynn, is a short driveway which offers many amenities on the Hardwick Industrial Estate and in the town centre. King's Lynn also offers secondary schooling and colleges. The King's Lynn railway is 15 minutes away by car, providing regular links to Cambridge, Ely and London King's Cross Station.

### Services

The property is connected to mains drainage, electricity and water supply. Central heating is provided courtesy of a high-efficiency air source heat pump to underfloor heating downstairs and conventional radiators on the first floor.

### Agent Note

The driveway at the front of the property and the patio area at the rear are not yet completed. Therefore, a computer-generated image has been used to provide a visual representation of what the property could look like when finished.



**view this property online** [williamhbrown.co.uk/Property/KLN118571](http://williamhbrown.co.uk/Property/KLN118571)





**welcome to**

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

- NEW BUILD FAMILY HOME FINISHED WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- LOCATED AT THE END OF A 250FT DRIVEWAY SHARED TO CREATE A PRIVATE CLOSE WITH ONE OTHER EXECUTIVE HOME.
- EXCEPTIONAL DESIGN AND WORKMANSHIP TO CREATE A SPACIOUS HOME WITH GENEROUS ROOMS
- DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN BACKING ONTO A NATURE RESERVE

Tenure: Freehold EPC Rating: B



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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN118571](https://www.williamhbrown.co.uk/Property/KLN118571)



Property Ref:  
KLN118571 - 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@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**