



**Row Hill, West Winch, KING'S LYNN, PE33 0PE**



**welcome to**

**Row Hill, West Winch, KING'S LYNN**

Located in the popular village of West Winch which has a local convenience store, post office, primary school and the William Burt Social Club is this spacious five bedroom detached family home which is being offered with no onward chain.



### **Entrance Door To:-**

### **Entrance Porch**

Door to:-

### **Entrance Hall**

Radiator, storage cupboard, stairs to first floor

### **Cloakroom**

Low level WC, wash hand basin, radiator, double glazed window

### **Kitchen/ Breakfast**

20' 7" x 8' 4" ( 6.27m x 2.54m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in double oven, gas hob, extractor over, space for fridge freezer, washing machine and dishwasher, part tiled walls, double glazed window, door to rear

### **Lounge**

18' 8" x 13' 3" ( 5.69m x 4.04m )

Double glazed window, two radiators, feature fireplace with marble hearth, double doors to:-

### **Dining Room**

13' 8" x 9' 6" ( 4.17m x 2.90m )

Double glazed sliding doors to rear, radiator

### **First Floor Landing**

Loft access, airing cupboard

### **Bedroom One**

10' 3" x 11' 8" to fitted wardrobes ( 3.12m x 3.56m to fitted wardrobes )

Double glazed window, radiator, door to:-

### **En Suite Shower Room**

6' 9" x 7' ( 2.06m x 2.13m )

Shower cubicle, low level WC, wash hand basin, ceramic tiled floor and walls, double glazed window, heated towel rail

### **Bedroom Two**

11' 7" x 10' 4" ( 3.53m x 3.15m )

Double glazed window, radiator, fitted wardrobe

### **Bedroom Three**

17' x 8' 7" ( 5.18m x 2.62m )

Double glazed window, radiator, fitted wardrobe

### **Bedroom Four**

11' 1" x 6' 6" ( 3.38m x 1.98m )

Double glazed window radiator, fitted cupboard

### **Bedroom Five**

10' 4" x 7' ( 3.15m x 2.13m )

Double glazed window, radiator

### **Family Bathroom**

10' 8" x 6' 2" ( 3.25m x 1.88m )

Shower cubicle, low level WC, wash hand basin in vanity unit, bath with mixer tap, ceramic tiled floor, heated towel rail, double glazed window

### **Outside**

To the front is a driveway which leads to a double garage with twin up and over doors, power and light. The Rear garden is laid mainly to lawn and enclosed by timber fencing.



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## Row Hill, West Winch KING'S LYNN

- Popular Village of West Winch
- Detached House
- Five Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£365,000**



**Ground Floor**



**First Floor**

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:  
KLN118476 - 0005

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