



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

welcome to

West Winch Road, West Winch, King's Lynn

We are delighted to offer to market this beautifully presented three bedroom detached bungalow, located in the village of West Winch. Complete with landscaped gardens, ample off road parking and spacious accommodation throughout, viewing is highly recommended!



Entrance Hall

Storage Cupboard

Kitchen

12' 10" x 12' 6" (3.91m x 3.81m)

Wall and Base Units with Breakfast Bar, Sink and Mixer tap, Double Oven, Electric Hob with Extractor, Integrated Fridge/Freezer, Integrated Dishwasher, Window to Rear, Door to Rear Garden

Lounge

26' 5" x 12' 11" (8.05m x 3.94m)

Bay Window to Front, Double Doors to Rear Garden, Log Burner, Radiator

Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m)

Bay Window to Front, Radiator

Bedroom Two

12' 10" x 12' 10" (3.91m x 3.91m)

Bay Window to Front, Radiator

Bedroom Three

12' 11" x 11' 9" (3.94m x 3.58m)

Window to Side, Radiator

Bathroom

Shower, WC, Hand Wash Basin, Heated Towel Rail

Outside

Ample Off Road Parking, Landscaped Front and Rear Gardens, Workshop with Lighting and Electric, Garage, Fully Enclosed Rear Garden, Mainly Laid to Lawn with Patio Area's



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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welcome to

West Winch Road, West Winch, King's Lynn

- Detached Bungalow
- Sat on a Large Plot
- Beautifully Landscaped Gardens and Driveway
- Three Double Bedrooms
- Modern Kitchen, Bathroom and Decor

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119391 - 0002

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.



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