



Oak Avenue, West Winch, KING'S LYNN, PE33 0QJ

welcome to

Oak Avenue, West Winch, KING'S LYNN

Located in the popular village of West Winch which has good local amenities including convenience store, post office, primary school and the William Burt Social Club is this well presented four bedroom detached house which is being offered with no onward chain.



Double Glazed Entrance Door To

Entrance Porch

Tiled floor with door to:-

Entrance Hall

Radiator, stairs to first floor

Shower Room

6' 10" x 7' 1" (2.08m x 2.16m)

Shower cubicle, low level WC, wash hand basin, radiator, double glazed window, tiled floor and walls

Lounge

19' 1" x 11' 10" (5.82m x 3.61m)

Double glazed window, radiator, gas fire, double glazed sliding doors to rear patio area, door to:-

Dining Room

7' 10" x 7' 11" (2.39m x 2.41m)

Double glazed window, radiator, archway to:-

Kitchen/ Breakfast Room

15' 2" x 9' 11" (4.62m x 3.02m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, electric hob, extractor over, integrated fridge and washing machine, larder cupboard, airing cupboard housing hot water tank, storage cupboard, double glazed window, ceramic tiled floor, door to:-

Utility Area

Space for fridge freezer and dryer, door to rear and integral door to garage

Bedroom Four/Family Room

9' 2" x 12' 3" (2.79m x 3.73m)

Double glazed window, radiator

First Floor Landing

Double glazed window, radiator, loft access/ eaves storage spaces in bedroom 2 and 3

Bedroom One

14' 10" x 12' 2" (4.52m x 3.71m)

Two double glazed windows, radiator, fitted mirror fronted wardrobe

Bedroom Two

14' 9" x 9' 2" (4.50m x 2.79m)

Two double glazed windows, radiator, fitted wardrobe and storage

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

Double glazed window, radiator

Cloakroom

Low level WC, wash hand basin, double glazed window, part tiled walls

Outside

To the front is a lawned area and brickweave drive leading to a 23ft tandem garage with courtesy door to house and double glazed sliding doors to rear.

The rear garden is enclosed and laid mainly to lawn with mature shrubs and plants with two linked patio areas, outdoor tap and water butt storage and access gate to front of property.



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welcome to

Oak Avenue, West Winch, KING'S LYNN

- Popular Village of West Winch
- Detached Four Bed Chalet Bungalow
- Two Reception Rooms
- Breakfast/Kitchen
- Tandem Garage and Driveway

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

£325,000



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:
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