

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" ($4.52m \times 3.71m$) 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.





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

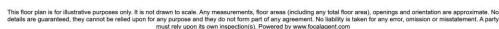
Council Tax Band: D





First Floor

£325,000











Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: KLN119417 - 0003 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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk

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.