



Town Close, East Winch, PE32 1NU

welcome to

Town Close, East Winch

>> NO ONWARD CHAIN! A spacious 3 bedroom linked semi-detached home, located in the semi-rural village of East Winch. Boasting good size lounge, dining room, lovely conservatory, generous rear garden, driveway parking and more!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Wall mounted electric heater, staircase rising to first floor landing, doors opening to lounge and kitchen.

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

Carpet flooring, television point, UPVC double glazed window to the front aspect and archway open to the dining room.

Dining Room

10' 6" x 8' 10" (3.20m x 2.69m)

Carpet flooring, UPVC double glazed sliding doors to the conservatory.

Conservatory

14' 9" x 9' 6" (4.50m x 2.90m)

Of brick base construction with UPVC double glazed windows and Polycarbonate roof, power sockets and lighting, bespoke blinds and UPVC double glazed doors opening to the garden.

Kitchen

9' 2" x 8' 6" (2.79m x 2.59m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with cooker hood over, plumbing for a washing machine, vinyl flooring, UPVC double glazed window to the rear aspect, external door opening to the side passage.

Side Passage

Enclosed passage way giving access to both the front and rear gardens, the store room and ground floor w.c

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin, UPVC double glazed window to rear aspect.

Study

8' 2" x 6' 3" (2.49m x 1.91m)

Multi use room, previously functioning as a home office

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom

Bedroom 1

13' 9" x 11' 6" (4.19m x 3.51m)

Wall mounted electric heater, carpet flooring, UPVC double glazed window to front aspect.

Bedroom 2

11' 6" x 11' 2" (3.51m x 3.40m)

Built-in storage cupboard, wall mounted electric heater, carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 3

8' 8" x 6' 6" (2.64m x 1.98m)

Over stairs hub, wall mounted electric heater, carpet flooring, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower over, part tiled walls, UPVC double glazed window overlooking the rear aspect.

Outside

The property is approached via a hard landscaped driveway providing off-road parking and leads to the front entrance door,

The rear garden is mainly laid to lawn with flowers and plants set to the borders, a paved patio seating area and retained fencing complete the garden.

Location

The semi-rural village of East Winch is located about halfway between the market towns of King's Lynn and Swaffham and approximately 20 miles the North

Norfolk coast. Within the village there is a local store which doubles as a post office. The nearby town of Swaffham has all the wider amenities needed, including supermarkets and shopping facilities, schools and both dental and doctors surgeries. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby King's Lynn and Downham Market.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

directions to this property:

Enter the village via Gayton Road and proceed along round t bend, take the first left hand turn into Town Close and then t first right hand turning, also Town Close, follow the road aloi toward the end where the property is located on the right ha side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110666



welcome to

Town Close, East Winch

- 3 bedroom linked semi-detached house
- Good size conservatory/garden room
- Ground floor cloakroom and family bathroom
- UPVC double glazed windows
- Well-proportioned gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A



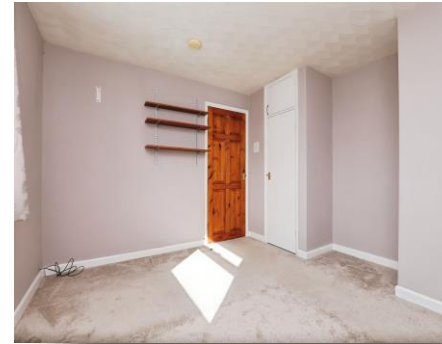
Ground Floor



First Floor

£240,000

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/SFM110666](https://www.williamhbrown.co.uk/Property/SFM110666)



Property Ref:
SFM110666 - 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.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



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