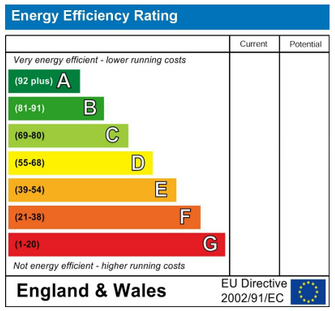
## DIRECTIONS

SAT NAV: PE33 0ND




## NOTES FOR PURCHASERS:

**MEASMEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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brittons estate agents

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16 West Winch Road West Winch King's Lynn PE33 0ND

**THREE BEDROOM DETACHED BUNGALOW SET ON APPROXIMATELY HALF AN ACRE WITH DRIVEWAY PARKING AND A TIMBER WORKSHOP**

**King's Lynn** **£325,000 Freehold**

**01553 692828**
**sales@brittons.net**

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**WEST WINCH**
West Winch is a popular village situated just south of King's Lynn, offering a convenient mix of village life and excellent access to local amenities. The village benefits from a primary school, local shop and Post Office, while nearby King's Lynn provides a wide range of supermarkets, shops, cafés, restaurants, leisure facilities and further schooling. The area is well served by local bus routes, with King's Lynn railway station providing regular services towards Cambridge and London. There are also a number of parks, play areas and attractive countryside nearby, making West Winch an appealing location for families, commuters and those looking for a quieter setting within easy reach of the town.

| | |
|---|---|
| **ENTRANCE HALL** | |
| **LOUNGE** | 19'4 x 12'2 (5.89m x 3.71m) |
| **KITCHEN** | 12'1 x 9'7 (3.68m x 2.92m ) |
| **UTILITY ROOM** | 12'4 x 8'0 (3.76m x 2.44m ) |
| **CONSERVATORY** | 15'11 x 12'11 (4.85m x 3.94m) |
| **BEDROOM ONE** | 12'0 x 11'11 (3.66m x 3.63m) |
| **BEDROOM TWO** | 12'0 x 12'0 (3.66m x 3.66m ) |
| **BEDROOM THREE** | 12'0 x 9'5 (3.66m x 2.87m ) |
| **BATHROOM** | |
| **GARDEN** | |
| **WORKSHOP** | 32'11 x 9'2 (10.03m x 2.79m ) |

**IMPORTANT INFORMATION**
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

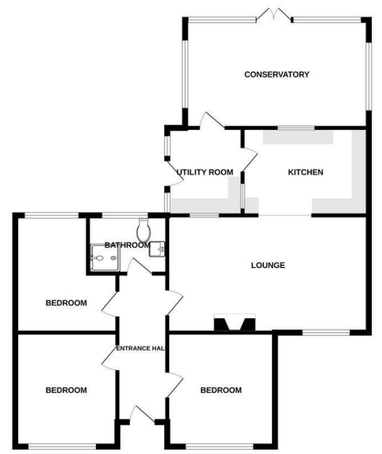
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Nestled on West Winch Road in the charming village of West Winch this delightful detached bungalow offers a perfect blend of comfort and space. Set on approximately half an acre, subject to survey, this property is ideal for those seeking a tranquil lifestyle with ample outdoor space. The bungalow features three well-proportioned bedrooms, providing plenty of room for family or guests. The inviting reception room is enhanced by a cosy log burner, creating a warm and welcoming atmosphere, perfect for relaxing evenings. The modern shower room adds a touch of contemporary style, while the utility room complements the kitchen, ensuring practicality for everyday living. One of the standout features of this property is the large conservatory, which floods the home with natural light and offers a lovely space to enjoy the views of the expansive garden.

The garden itself is a true haven, mainly laid to lawn and adorned with a variety of shrubs and fruit trees, providing a peaceful retreat. A patio area is perfect for outdoor seating, making it an ideal spot for al fresco dining or entertaining guests. The shingle driveway offers parking for several cars, ensuring convenience for residents and visitors alike. Additionally, the detached timber shed, equipped with power and light, presents an excellent opportunity for a workshop or extra storage. This bungalow is a rare find, combining modern living with the beauty of nature, making it a perfect choice for families, retirees, or anyone looking to enjoy a serene lifestyle in a picturesque setting. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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