



**17 Wilson Drive, East Winch, King's Lynn, PE32 1NX**

**£265,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 3**

## **THE KIND OF HOME THAT JUST MAKES FAMILY LIFE... WORK**

Tucked away in a quiet cul-de-sac in the village of East Winch, this is a home that feels like it's been designed with real life in mind.

From the outside, it's neat, inviting and nicely positioned, with a private driveway and a plot that offers just the right balance, enough space to enjoy, without weekends disappearing into endless upkeep.

Step inside, and things begin to unfold.

The lounge is a comfortable place to retreat, while the dining room is ready for everything from midweek meals to those slightly louder, laughter-filled gatherings. Then there's the conservatory, quietly doing what conservatories do best, bridging inside and out, and becoming everyone's favourite spot at different times of the year.

But what really sets this home apart is its flexibility.

The former garage has been transformed into a play room, which (depending on the stage of life you're in) could just as easily become a home office, snug, hobby space, or a place to hide the toys five minutes before guests arrive.

The kitchen and utility keep the practical side of life ticking along nicely, with a ground floor W.C. adding that extra layer of convenience that, once you have it, you'll never want to be without.

Upstairs, there are three well-sized bedrooms, including a main bedroom with its own ensuite, alongside a family bathroom, meaning mornings can run just that little bit more smoothly.

The home is warmed via electric heating, complemented by solar panels, helping to keep things efficient as well as comfortable.

And then there's one final detail that often makes all the difference...

No onward chain.

**Which means, when you're ready... things can move.**

**Tenure: Freehold**

**Property Type: Detached House**

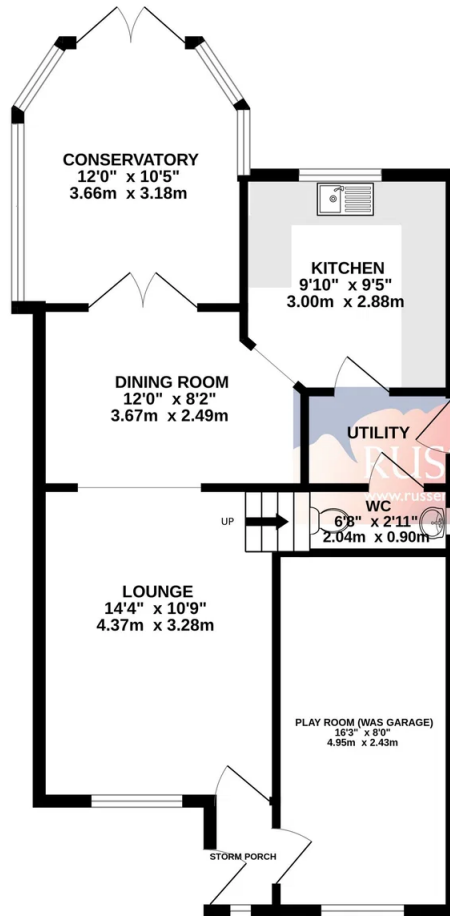
- Cul-de-sac setting
- Three bedrooms
- 2 Receptions rooms
- Conservatory
- Ensuite
- Play room
- Utility room
- Ground floor W.C.
- Solar panels
- No chain

### Disclaimer

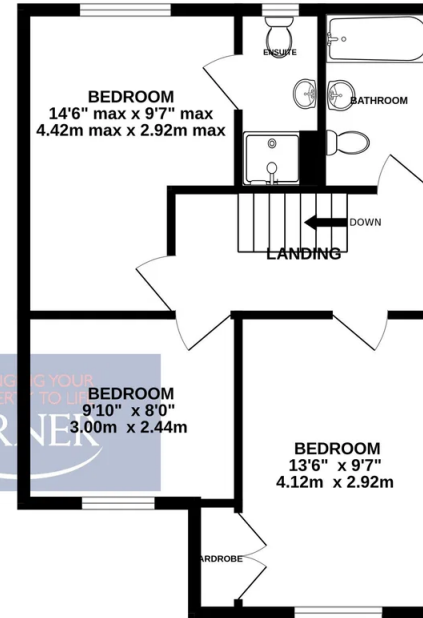
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

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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