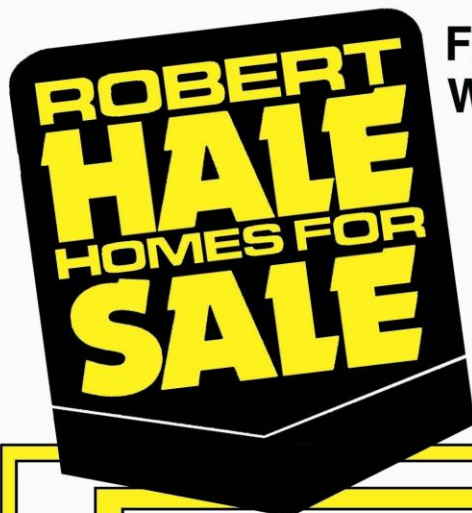




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**22, ORCHARD DRIE,
WEST WALTON, PE14 7EZ**

THE PROPERTY: BEAUTIFULLY PRESENTED FOUR/FIVE BEDROOMED DETACHED HOUSE SITUATED, NOT OVERLOOKED, IN AN EXCLUSIVE RESIDENTIAL CUL DE SAC IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE * 25' LOUNGE * LOVELY CONSERVATORY * TWO BATH/SHOWER ROOMS * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE PRIVATE ENCLOSED GARDENS TO REAR * DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * MUST BE VIEWED! NO UPWARD CHAIN!

THE PRICE: £325,000

FREEHOLD EPC BAND

REF. 9082

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 9082 22, ORCHARD DRIVE, WEST WALTON

COUNCIL TAX: BAND D KINGS LYNN & WEST NORFOLK B.C.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With wood floor, feature archway to Lounge, stairway off;

LOUNGE/DINER: 25'(max) x 11'(max) with wood floor, bay window, double glazed patio doors to CONSERVATORY;

KITCHEN/BREAKFAST ROOM: 13'2"(max) x 12'1"(max) with Zanussi electric cooker, range of wall cupboards, corner display shelving, inset 1 ½ bow single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine, preparation surfaces with drawers & cupboards under, part tiled walls, Thermocon oil fired C/H boiler, C/H programmer, walk in cloak cupboard;

GROUND FLOOR BEDROOM NO 5/STUDY:
10'6"(max) x 10'5"(max) with wood floor;

GROUND FLOOR CLOAKROOM/W.C.:
With wood floor, hand wash basin with tiled splash back, low level w.c.;

BRICK & UPVC CONSERVATORY:
13'6"(max) x 9'6"(max) with tiled floor, double glazed French doors to rear garden;

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder with immersion heater;

BATHROOM/W.C.: With laminate floor, integrated low level w.c., integrated hand wash basin with mixer tap & cupboards under, heated towel rail, panelled bath with mixer tap & shower overhead, part tiled walls, shaver point;

BEDROOM NO 1: 11'6"(max) x 10'2"(max) with laminate floor, built in double wardrobe/cupboard;

EN SUITE BATHROOM/SHOWER ROOM/W.C.:
With tiled & screened shower cubicle with electric shower, inset hand wash basin with mixer tap & cupboards under, low level w.c., medicine cabinet;

BEDROOM NO 2: 10'9"(max) x 8'6"(max) with laminate floor, built in double wardrobe/cupboard;

BEDROOM NO 3: 11'8"(max) x 9'5"(max) with laminate floor, built in double wardrobe/cupboard;

BEDROOM NO 4: 11'7"(max) x 7'8"(max) with laminate floor;

OUTSIDE: **COLD WATER TAP: EXTERNAL POWER POINT: LEAN TO SHED: OUTSIDE LIGHT:**

DOUBLE GARAGE: 19'(max) x 18'(max) with twin up & over doors, power & lighting, personal door;

GARDENS: To front laid to lawn with a paved pathway to the front entrance door, and a block paved double driveway/parking space. Timber gate to side opens onto the attractive enclosed garden, which is not overlooked and which is laid to lawn with borders, shrubs, trees & decking;

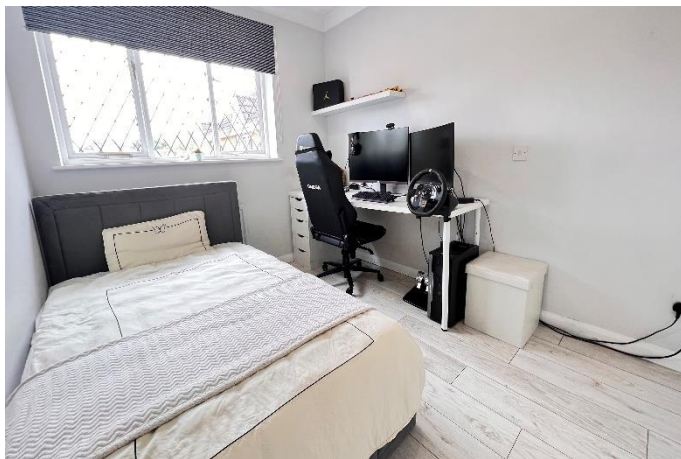
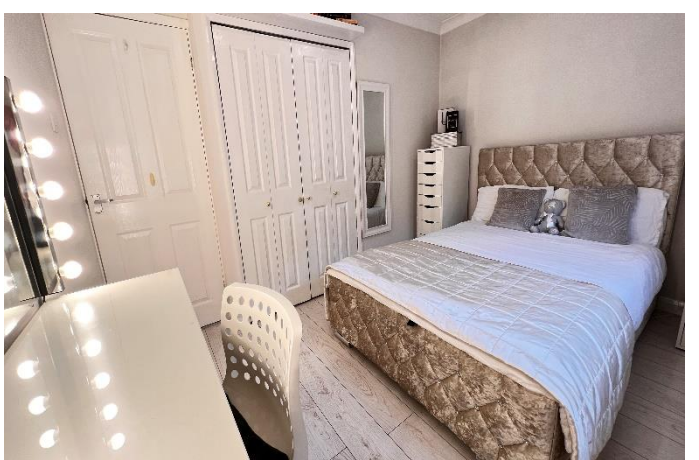
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