

## DIRECTIONS

SAT NAV: PE33 0NS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

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

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

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**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.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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42A Coronation Avenue West Winch King's Lynn PE33 0NS

**WELL PRESENTED SEMI DETACHED HOUSE IN VILLAGE LOCATION  
WITH DRIVEWAY PARKING**

**King's Lynn**

**£230,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Door to front entrance, door to lounge / diner and door to the cloakroom.

**CLOAKROOM**

Hand wash basin, W.C, radiator and window to the front aspect.

**KITCHEN**

Range of fitted, base, wall and drawer units with worktop over. Stainless steel sink with drainer and mixer tap over. Integrated oven with hob and extractor hood over and integrated fridge freezer. Space for washing machine. Double radiator, window to rear aspect and door to side aspect. Tiled floor and tiled splash backs. 8'11 x 7'09 (2.72m x 2.36m )

**OPEN LOUNGE DINER**

Wood effect flooring, under stairs storage, window to the front and rear aspect. Two single radiators. 19'4 max x 18'3 max (5.89m max x 5.56m max )

**LANDING**

Access to loft and window to side aspect.

**BEDROOM ONE**

Fitted carpet, window to front aspect and radiator. 10'7 x 10'1 (3.23m x 3.07m)

**BEDROOM TWO**

Fitted carpet, window to the rear aspect, radiator. 9'01 x 7'06 (2.77m x 2.29m)

**BEDROOM THREE**

Wood effect flooring, window to the front aspect and radiator. 10'1 x 7'3 (3.07m x 2.21m)

**BATHROOM**

Three piece suite with hand wash basin with vanity unit under, W.C, bath and mains mixer shower over. Tiled floor, extractor fan and radiator. 6'9 x 5'10 (2.06m x 1.78m)

**REAR OF PROPERTY**

Mainly laid to lawn enclosed by a timber panel fence. Timber shed, garden store and a patio area. Access path to the side.

**FRONT OF PROPERTY**

Approached by a block paving driveway leading to a storm porch at entry. Path to side for access to rear garden.

**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.

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Nestled in the charming village of West Winch, King's Lynn, this delightful semi-detached house on Coronation Avenue offers a perfect blend of modern living and community spirit. Built in 2005, the property boasts a spacious lounge diner, ideal for both relaxation and entertaining, complete with a convenient cupboard under the stairs for additional storage. As you enter, you will find a cloakroom adjacent to the entrance hall, providing practicality for family and guests alike. The well-appointed kitchen features access to the rear garden, making it easy to enjoy al fresco dining or simply unwind in the fresh air. The property comprises three comfortable bedrooms, providing ample space for a growing family or guests. Outside, the driveway accommodates two cars, offering convenience and ease of access. The garden is mainly laid to lawn, complemented by a lovely patio area, perfect for summer gatherings or quiet evenings under the stars. This home is situated in a peaceful village location, providing a serene environment while still being within reach of local amenities. Whether you are looking for a family home or a tranquil retreat, this property on Coronation Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.



TOTAL FLOOR AREA: 745 sq. ft. (69.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They are for guidance 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 is given as to their operating efficiency or life span.  
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