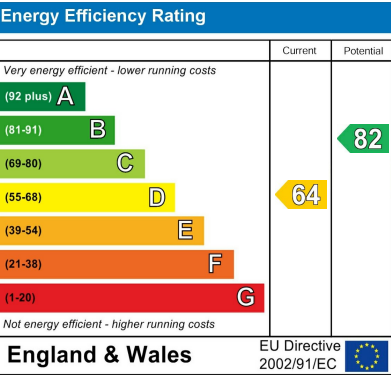


DIRECTIONS

Sat Nav: PE33 0PT



NOTES FOR PURCHASERS:

MEASUREMENTS: 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.

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.

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"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.

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6 Hazel Close West Winch King's Lynn PE33 0PT

FOUR BEDROOM DETACHED BUNGALOW WITH WELL MAINTAINED
GARDEN, DRIVEWAY AND CARPORT

King's Lynn

£320,000 Freehold

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HALLWAY Oak flooring, radiator and doors leading to all rooms.	22'7 x 3'4 (6.88m x 1.02m)
LOUNGE Fitted carpet, double radiator and window to the front and side aspect.	14'5 x 11'10 (4.39m x 3.61m)
KITCHEN/DINER Range of wall base and drawer units along with a storage cupboard and an airing cupboard. Space for a washing machine, dishwasher and fridge. Integrated electric hob and double oven. Window to the front aspect. Door leading to the side passageway which leads onto the rear garden. Vinyl flooring.	14'5 x 13'1 (4.39m x 3.99m)
WET ROOM Comprising of a nonslip floor, electric shower, basin inset to vanity unit and W.C, loft access and a window to the side aspect. Heated towel rail.	6'7 x 6'4 (2.01m x 1.93m)
CONSERVATORY Fitted carpet, double radiator and a door leading to the side decking area.	9'8 x 8'1 (2.95m x 2.46m)
BEDROOM ONE Fitted carpet, double radiator and window to the rear aspect.	13'5 x 10'6 (4.09m x 3.20m)
BEDROOM TWO Fitted carpet, double radiator and window to the rear aspect.	13'1 max x 10'2 (3.99m max x 3.10m)
BEDROOM THREE Bedroom three is currently laid out as a dining room. Fitted carpet. Double radiator and French doors to the rear that lead onto a conservatory.	12'11 x 7'10 (3.94m x 2.39m)
BEDROOM FOUR Previously a garage which has been split using a stud wall. The room comprising of laminate flooring, double radiator, window to the rear aspect and door leading out onto the decking area.	9'2 x 8'4 (2.79m x 2.54m)
UTILITY / BOOT ROOM The second half of the previously converted garage. Includes fitted carpet.	9'5 x 7'2 (2.87m x 2.18m)

REAR OF THE PROPERTY
Small covered area as you leave bedroom four on the decking. Mainly laid to lawn with borders a patio area and there is a large timber workshop.

FRONT OF THE PROPERTY
Low brick wall with a single pedestrian gate and double metal gates to the resin driveway. Lawn area and access to a wooden gate to the side of the property. Carport and garage door (please note the garage is converted so this door is not in use)

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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.

Nestled in the charming locale of Hazel Close, West Winch, Norfolk, this delightful detached bungalow offers a perfect blend of comfort and modern living. With a spacious and welcoming lounge complete with a cosy fireplace, this home is ideal for both relaxation and entertaining. The modern kitchen is well-equipped, making meal preparation a pleasure. This property features four bedrooms, providing ample space for rest and privacy. The wet room, designed with a non-slip floor for safety, adds a touch of practicality to the home. Additionally, the garage has been thoughtfully converted with a stud wall divide into a fourth bedroom, which could also serve as a versatile space for guests or a home office. The other half presents use as a useful boot room, utility area, or storage space enhancing the functionality of this lovely bungalow. Life on one level is a significant advantage, making this property suitable for a variety of lifestyles. The carport and driveway at the front of the property offer convenient parking options. Step outside to discover a beautifully maintained garden at the rear, perfect for enjoying the outdoors, gardening, or simply unwinding in a tranquil setting. This bungalow is a wonderful opportunity for those seeking a comfortable and well-appointed home in a peaceful neighbourhood. With its modern amenities and charming features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

GROUND FLOOR

