



THE STORY OF

1 Hall Lane

West Winch, Norfolk

SOWERBYS



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West Winch, Norfolk
PE33 0PJ

Detached Four
Bedroom Bungalow

Versatile Single-Storey
Accommodation

Kitchen/Breakfast Room
at The Heart of the Home

Multiple Reception Rooms
and Conservatory

Principal Bedroom
with En-Suite

Three Further Well-
Proportioned Bedrooms

French Doors Opening
to Rear Garden

Driveway, Carport and
Double Garage

Enclosed Rear Garden
with Patio and Lawn

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This well-balanced detached bungalow offers generous and versatile accommodation, perfectly suited to modern family living, all set within a well-regarded village setting.

The layout has been carefully considered to provide a natural separation between living and sleeping areas. At its centre, the kitchen/breakfast room acts as the hub of the home, offering ample workspace and a sociable environment for day-to-day life. This is complemented by multiple reception rooms, including a dedicated dining space which flows seamlessly into the conservatory – a light-filled room ideal for morning coffee or informal gatherings overlooking the garden. A separate sitting room provides a calm and comfortable space to unwind at the end of the day.

The property offers four bedrooms, three of which are well-proportioned doubles. The principal bedroom has been thoughtfully extended, creating an impressive sense of space, further enhanced by a well-appointed en-suite shower room. A fourth bedroom, currently used as a home office, benefits from French doors opening directly onto the garden, offering flexibility for a variety of uses.

Outside, the front of the property provides ample off-road parking via a driveway, carport and double garage, with lawned areas and established planting adding to its kerb appeal. The rear garden is designed with ease of maintenance in mind, featuring a generous patio for outdoor dining, a level lawn for recreation and plenty of scope for those with an interest in gardening.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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West Winch

WELL-LOCATED,
QUIET VILLAGE LIFE

West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the north west Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton, and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from Sowerbys



“A spacious and well-balanced detached bungalow designed for modern family living”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-8007-4879-7329-0696-9163

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///overcomes.forensic.token

AGENTS NOTE

The pictures are from our previous marketing of the property in 2025 and may not accurately represent the property currently.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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