



THE STORY OF
Evergreen Lodge
West Winch, Norfolk

SOWERBYS



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Evergreen Lodge

West Winch, Norfolk
PE33 0NL

Peacefully Located on a Quiet Lane in West Winch

Extended Five-Bedroom Detached Bungalow

Set on a Generous Plot of Just
Under Half an Acre (STMS)

Beautiful South-Facing Landscaped
Garden with Pond

Modern Open-Plan Kitchen/Dining
Space with Garden Views

Large Sitting Room with Log-
Burner and Garden Access

Flexible Layout Ideal for Multi-
Generational Living

Two Well-Appointed Bathrooms
(Bath and Separate Shower)

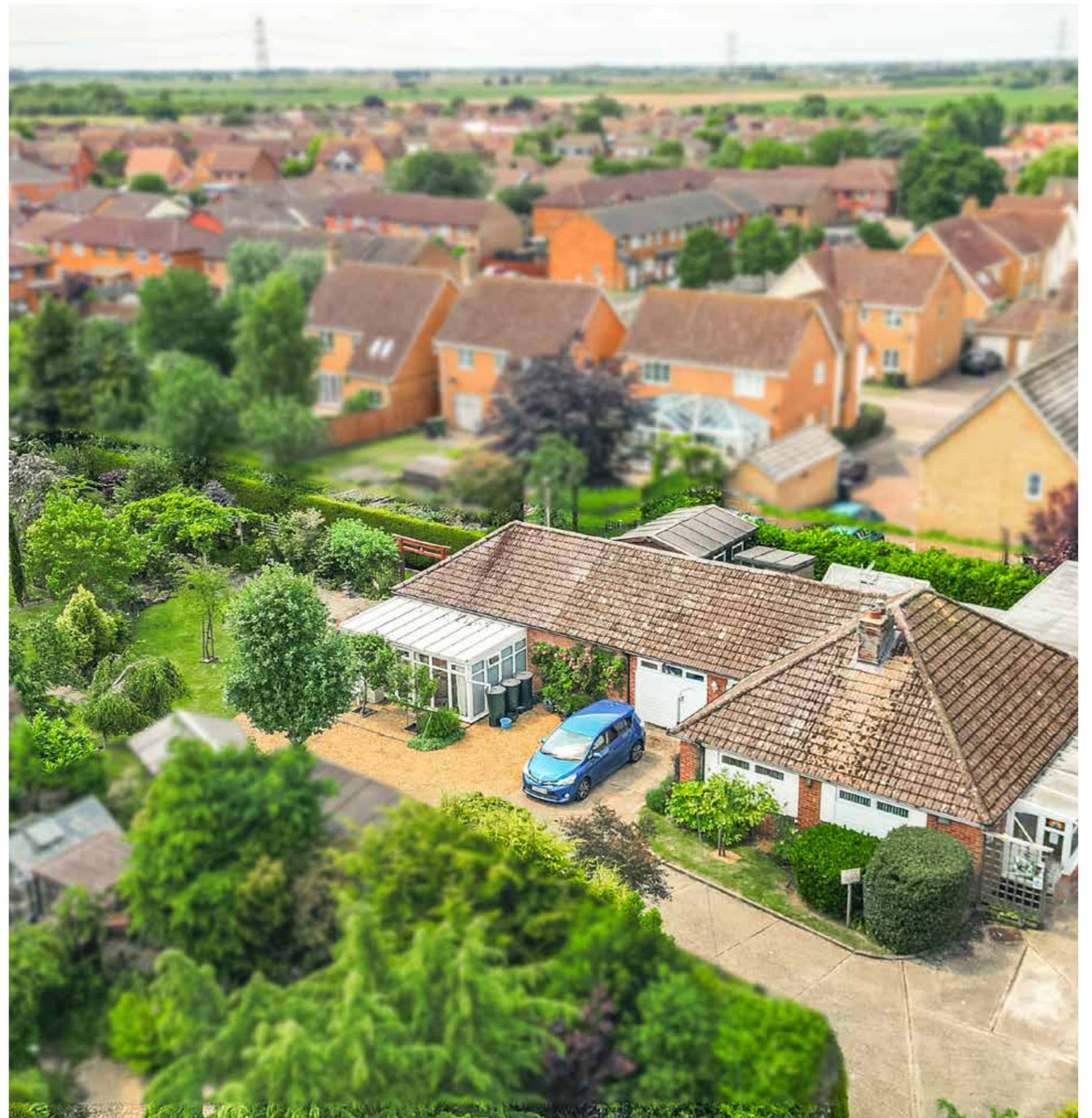
Generous Driveway and Mature Planting

Excellent Access to King's Lynn
and Mainline Rail Links

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Tucked away along a peaceful lane in the ever-desirable village of West Winch, this extended five-bedroom detached bungalow offers an exceptional lifestyle opportunity. Set within an enchanting plot just shy of half an acre (STMS) and enjoying the rare luxury of a south-facing garden, this home is an idyllic sanctuary for those seeking space, light, and connection to the outdoors - all within easy reach of King's Lynn and major transport links.

From the moment you approach, the property exudes a quiet retreat, with its generous driveway and mature planting. Inside, the layout is both expansive and flexible, the result of considered extensions and sensitive modernisation over the last decade by the current owners. Whether you're a growing family, looking to accommodate multi-generational living, or simply seeking room to create and relax, this home affords adaptability to your lifestyle requirements.

A studio/hobby room lies in the heart of the home, with french doors allowing easy access to the garden. The recently modernised kitchen/dining area at the far end of the home is an inspiring space to cook, entertain and gather throughout the day.

A large main sitting room with log burner and further doors to the garden is a superb space for year-round use come rain or shine.

The bedrooms are generously proportioned and well distributed throughout the home, affording privacy and calm in equal measure. The principal bedroom is particularly spacious, with garden-facing windows and room to create a peaceful retreat. Two bathrooms, including separate bath and shower rooms, ensure comfort for a busy household.



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Outside, the garden is truly special - a lovingly landscaped oasis rich with mature trees, wildflower borders, a feature pond, and tucked-away seating areas. The southerly aspect floods the space with sunshine, making it perfect for al fresco dining, growing your own produce, or simply watching the seasons change in peace.

West Winch remains one of Norfolk's best-kept secrets - a rural commuter village with an active community spirit, excellent local amenities, and superb access to King's Lynn, the train station, and beyond. This is a home that offers all the charm of countryside living with the convenience of town just minutes away.

A rare find, this unique bungalow is ready to offer its next custodians a life of space, serenity, and connection - both to nature and to community.



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



"...this home is an idyllic sanctuary for those seeking space, light, and connection to the outdoors..."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and log-burner.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5390-8659-0222-8401-3943

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: ///rush.jukebox.fall

AGENT'S NOTE

The property is accessed via right-of-way over a shared access private driveway. The property does not own the driveway but we have been advised that maintenance costs are shared.

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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