



**Oak Avenue, West Winch, KING'S LYNN, PE33 0QJ**



**welcome to**

**Oak Avenue, West Winch, KING'S LYNN**

Located in the popular village of West Winch which has good local amenities including convenience store, post office, primary school and the William Burt Social Club is this well presented four bedroom detached house which is being offered with no onward chain.



### **Double Glazed Entrance Door To**

### **Entrance Porch**

Tiled floor with door to:-

### **Entrance Hall**

Radiator, stairs to first floor

### **Shower Room**

6' 10" x 7' 1" ( 2.08m x 2.16m )

Shower cubicle, low level WC, wash hand basin, radiator, double glazed window, tiled floor and walls

### **Lounge**

19' 1" x 11' 10" ( 5.82m x 3.61m )

Double glazed window, radiator, gas fire, double glazed sliding doors to rear patio area, door to:-

### **Dining Room**

7' 10" x 7' 11" ( 2.39m x 2.41m )

Double glazed window, radiator, archway to:-

### **Kitchen/ Breakfast Room**

15' 2" x 9' 11" ( 4.62m x 3.02m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, electric hob, extractor over, integrated fridge and washing machine, larder cupboard, airing cupboard housing hot water tank, storage cupboard, double glazed window, ceramic tiled floor, door to:-

### **Utility Area**

Space for fridge freezer and dryer, door to rear and integral door to garage

### **Bedroom Four/Family Room**

9' 2" x 12' 3" ( 2.79m x 3.73m )

Double glazed window, radiator

### **First Floor Landing**

Double glazed window, radiator, loft access/ eaves storage spaces in bedroom 2 and 3

### **Bedroom One**

14' 10" x 12' 2" ( 4.52m x 3.71m )

Two double glazed windows, radiator, fitted mirror fronted wardrobe

### **Bedroom Two**

14' 9" x 9' 2" ( 4.50m x 2.79m )

Two double glazed windows, radiator, fitted wardrobe and storage

### **Bedroom Three**

9' 9" x 7' 11" ( 2.97m x 2.41m )

Double glazed window, radiator

### **Cloakroom**

Low level WC, wash hand basin, double glazed window, part tiled walls

### **Outside**

To the front is a lawned area and brickweave drive leading to a 23ft tandem garage with courtesy door to house and double glazed sliding doors to rear.

The rear garden is enclosed and laid mainly to lawn with mature shrubs and plants with two linked patio areas, outdoor tap and water butt storage and access gate to front of property.



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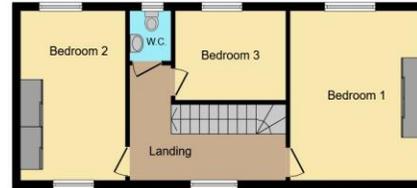
- Popular Village of West Winch
- Detached Four Bed Chalet Bungalow
- Two Reception Rooms
- Breakfast/Kitchen
- Tandem Garage and Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£315,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
KLN119417 - 0004

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