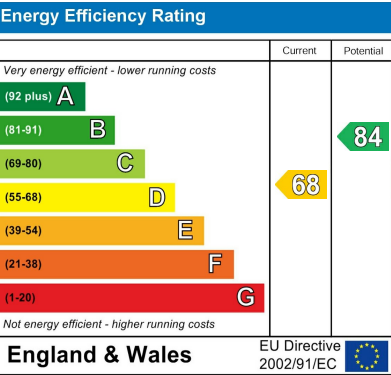


DIRECTIONS

Sat Nav: PE33 0NN



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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ENTRANCE HALL Radiator, UPVC double glazed window to front, stairs to first floor landing.	
LOUNGE Window to front, radiator, under stairs storage cupboard, French doors to dining room. Fitted carpet.	16'7 x 10'6 max (5.05m x 3.20m max)
DINING ROOM Radiator, patio doors to conservatory. Fitted carpet.	10'7 x 8'11 (3.23m x 2.72m)
KITCHEN Range of base wall and drawer units with oak worktop over, Belfast sunken sink, two integrated fridges, space for range style gas/electric cooker, extractor fan, glass splashback, tiled floor, radiator.	10'11 x 8'9 (3.33m x 2.67m)
UTILITY Combination of wall and base units with Oak worktop over, sink, space and plumbing for washing machine, integrated freezer, tiled floor, radiator, French doors to garden.	7'5 x 5'11 (2.26m x 1.80m)
CONSERVATORY Made up of a brick base with UPVC construction, radiator, triple aspect windows to garden, French doors to garden.	11'6 x 10'11 (3.51m x 3.33m)
CLOAKROOM Window to side aspect, tiled floor, radiator, hand wash basin set within vanity unit, tiled splashbacks, low level WC with concealed cistern.	
LANDING Access to loft space with loft ladder, airing cupboard housing hot water cylinder.	
BEDROOM ONE Fitted carpet, window to front aspect, radiator, built in wardrobes. Door to ensuite.	14'10 max x 10'8 max (4.52m max x 3.25m max)
ENSUITE Comprising of low level WC with concealed cistern, hand wash basin set within vanity unit and shower cubicle. Heated towel rail, extractor fan, tiled splashbacks, tiled floor, window to front aspect.	
BEDROOM TWO Fitted carpet, window to rear, radiator, built in wardrobes.	11'2 max x 8'7 max (3.40m max x 2.62m max)
BEDROOM THREE Fitted carpet, window to rear aspect, built in wardrobes, radiator.	8'7 max x 8'5 (2.62m max x 2.57m)
BEDROOM FOUR Fitted carpet, window to front aspect, radiator.	8'10 x 8'1 max (2.69m x 2.46m max)
BATHROOM Three piece suite comprising of low level WC with concealed cistern, hand wash basin set within vanity unit, bath with mixer taps and shower over. Heated towel rail. Window to side aspect. Tiled splashbacks and tiled floor.	
OUTSIDE To the front of the property a driveway providing parking for multiple vehicles and gives access to the double garage. A paved pathway leads to the entrance door. Garden area mainly laid to lawn. To the rear there is an enclosed garden which is mainly laid to lawn with a patio area. There are plants and shrubs to borders and a garden shed. A pathway gives access to the side leading to the front of the property.	
IMPORTANT INFORMATION 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	

NO ONWARD CHAIN Nestled in the charming village of West Winch, King's Lynn, this beautifully presented detached house on Eller Drive offers an ideal family home. With four generously sized bedrooms, including a master suite complete with an ensuite bathroom, this property provides ample space for both relaxation and privacy. The heart of the home is a spacious kitchen, perfect for family gatherings and culinary adventures. Adjacent to the kitchen, you will find a separate utility room, enhancing the functionality of the space. The ground floor also features two inviting reception rooms, providing versatile areas for entertaining guests or enjoying quiet evenings in. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience for all family members. The property boasts a delightful conservatory that leads off the dining room, creating a bright and airy space to enjoy the garden views throughout the seasons. The double garage offers plenty of storage and parking options, making it a practical addition to this lovely home. The property is situated in a popular village location, providing a sense of community while still being within easy reach of local amenities and transport links. This spacious family home is not only well-presented but also thoughtfully designed to cater to modern living. It is an excellent opportunity for those seeking a comfortable and stylish residence in a desirable area.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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