

## DIRECTIONS

Sat Nav: PE33 0PT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**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 we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**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.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"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.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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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**

**£330,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





<b>HALLWAY</b> Oak flooring, radiator and doors leading to all rooms.	22'7 x 3'4 (6.88m x 1.02m )
<b>LOUNGE</b> Fitted carpet, double radiator and window to the front and side aspect.	14'5 x 11'10 (4.39m x 3.61m )
<b>KITCHEN/DINER</b> 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 )
<b>WET ROOM</b> 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 )
<b>CONSERVATORY</b> Fitted carpet, double radiator and a door leading to the side decking area.	9'8 x 8'1 (2.95m x 2.46m )
<b>BEDROOM ONE</b> Fitted carpet, double radiator and window to the rear aspect.	13'5 x 10'6 (4.09m x 3.20m )
<b>BEDROOM TWO</b> Fitted carpet, double radiator and window to the rear aspect.	13'1 max x 10'2 (3.99m max x 3.10m )
<b>BEDROOM THREE</b> 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 )
<b>BEDROOM FOUR</b> 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 )
<b>UTILITY / BOOT ROOM</b> 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)

**IMPORTANT INFORMATION**  
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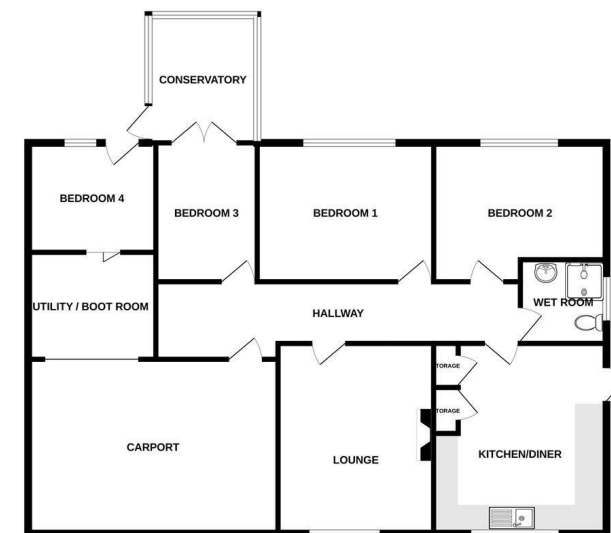
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**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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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



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, contents and any other such data are approximate and do not constitute a contract or any other agreement. This plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate. The views, images and descriptions are for general information only and are not intended to constitute an offer. Make well before 02/02/2024



