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**Lynn Road, West Winch**

what3words; blacken.desire.shadows

**£219,995**

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

A brilliant first home with a garden that just keeps going, and open countryside waiting at the end.

Set on the edge of the popular Norfolk village of West Winch, this generously proportioned two-bedroom semi-detached home offers far more than you might initially expect. With two double bedrooms, modern living spaces, off-road parking and gas central heating, it has all the practical ingredients of a fantastic first home, but it's the deceptively large garden and open-field views beyond that really set it apart.

Step inside, kick off your shoes and you're welcomed into the modern kitchen/breakfast room, a bright and sociable space thoughtfully designed to make the most of both storage and worktop space. The breakfast bar is a great addition and somewhere that will quickly become part of everyday life, grab a coffee and breakfast before work, pull up a stool for homework after school or let friends keep you company while you're busy cooking.

Adjacent is the cosy and comfortable living room, providing somewhere to properly switch off at the end of the day. Whether it's a lazy weekend morning, your favourite series after work or a family movie night, it's an inviting room that feels made for putting your feet up.

From here, the accommodation continues into the garden room, currently used by the owners as a home office. With the garden just beyond, it's a lovely place to work while enjoying the outlook, but its versatility means it could just as easily become a playroom, hobby space or somewhere to sit with a book and enjoy a little peace and quiet.

The ground floor is practical too, with a useful storage cupboard helping to keep everyday clutter tucked away, alongside a utility/cloakroom, always a welcome addition and particularly handy when friends or family are visiting.

Head upstairs and there's no compromise when it comes to bedroom space. Both bedrooms are excellent doubles, making this a particularly appealing option for buyers who want more than the traditional double-and-box-room layout.

The principal bedroom benefits from fitted wardrobes, providing plenty of storage without eating into the floor space, while bedroom two has something rather special of its own, views across the countryside behind the house. Whether it remains a second bedroom, becomes a guest room or doubles up as another workspace, that outlook is difficult to tire of.

Completing the first floor is the spacious family bathroom, rounding off a home that feels comfortable and well balanced throughout.

But it's outside where things become particularly interesting.

To the front, a gravel driveway provides a comfortable amount of off-road parking, but head around to the rear and you'll discover a garden that is far larger than you might expect.

Deceptively spacious and enjoying an excellent degree of privacy, there are different areas to enjoy as you make your way down. Closest to the house, a patio gives you somewhere for that first coffee of the morning, summer dining or an evening drink when the weather is on your side.

Continue on and you'll find a garden full of established character, with a pond, mature and well-stocked borders and a generous lawn, giving keen gardeners plenty to enjoy while still leaving space for children or pets to play.

And the garden keeps going.

Beyond the main lawn there's a greenhouse, space for a garden shed and further room to make your own, whether your plans involve growing your own fruit and vegetables, creating additional seating areas or simply enjoying the amount of outdoor space on offer.

Finally, tucked away at the very bottom is the summerhouse, and arguably the best seat in the house.

From here, you can sit back and look out across the open fields directly behind the property, watching the landscape change with the seasons and enjoying a sense of openness that's increasingly difficult to find.

It's this combination that makes the home such an appealing first step onto the property ladder. Inside, you have two proper double bedrooms, modern and flexible living spaces and plenty of everyday practicality. Outside, you have parking and a garden with enough room to garden, entertain, relax and escape.

A first home with room to settle into, a garden you'll never be short of ways to enjoy, and open countryside waiting at the bottom, there's much more here than first meets the eye.

**Tenure:** Freehold

- Semi-Detached House
- Open Field Views to the Rear
- Generous Garden
- Gas Central Heating
- Off-road Parking
- Modern Kitchen with Breakfast Bar
- Set on Edge of Popular Village
- Ideal First Home

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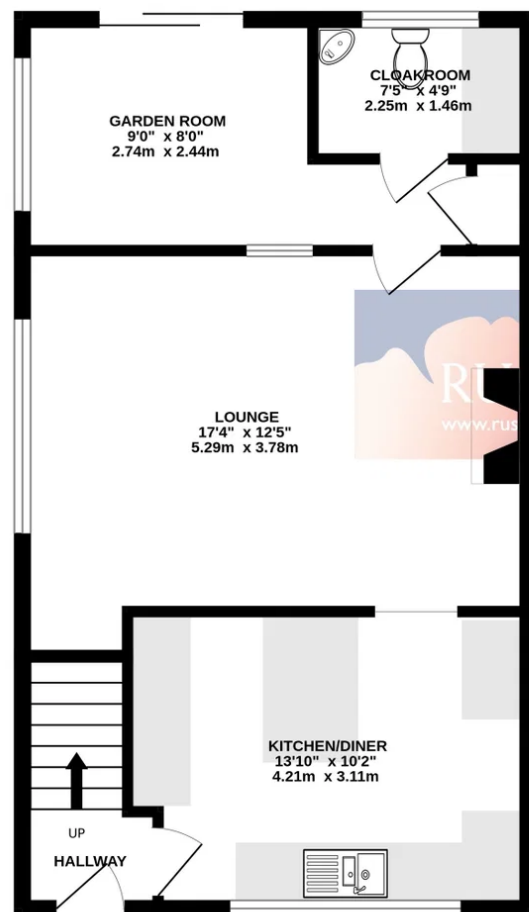
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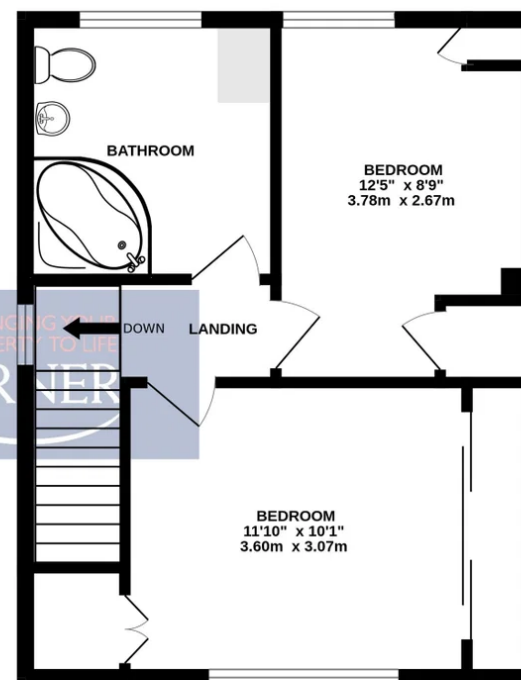
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## GROUND FLOOR



## 1ST FLOOR



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