



Detached house tucked away in Wilson Drive

King's Lynn

£239,995

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 3

Some homes simply make life feel easier from the moment you walk through the door, and this is certainly one of them. Quietly positioned within a peaceful cul-de-sac in the sought-after village of East Winch, this attractive detached home has been thoughtfully designed to offer the perfect balance of comfort, flexibility and practicality, making it equally suited to growing families, those working from home or buyers simply looking for a home they can enjoy from the very first day.

Step inside and you'll immediately appreciate the way the accommodation flows naturally from one room to the next. The welcoming lounge provides the perfect place to relax, before opening seamlessly into the dining room and conservatory beyond. Together, these spaces create a wonderful environment for entertaining guests, celebrating family occasions or simply enjoying everyday life, with an abundance of natural light enhancing the feeling of space throughout.

The kitchen is well positioned at the heart of the home and is complemented by a separate utility room, helping to keep the main living areas organised and clutter free, while the ground floor cloakroom adds further convenience. The former garage has been cleverly converted to create a versatile additional reception room, ideal as a children's playroom, home office, snug or hobby room, adapting effortlessly as your family's needs change over time.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, providing a peaceful retreat at the end of the day, whilst the remaining bedrooms are served by a family bathroom.

Outside, the property enjoys a private driveway together with an enclosed garden offering an ideal space for children to play, summer barbecues with friends or simply relaxing in the sunshine. Solar panels help improve energy efficiency, while electric heating offers straightforward, modern living.

Offered to the market with no onward chain, this is a home where you can picture life unfolding almost immediately. It's easy to imagine children playing in the garden, friends gathered around the dining table, quiet evenings in the conservatory or simply enjoying the comfort of knowing you've found a home that feels right from the very beginning. Opportunities like this, in such a popular village location, are always well received, so an early viewing is strongly recommended.

Tenure: Freehold

Property Type: Detached House

- Cul-de-sac setting
- Three bedrooms
- 2 Receptions rooms
- Conservatory
- Ensuite
- Play room
- Utility room
- Ground floor W.C.
- Solar panels
- No chain

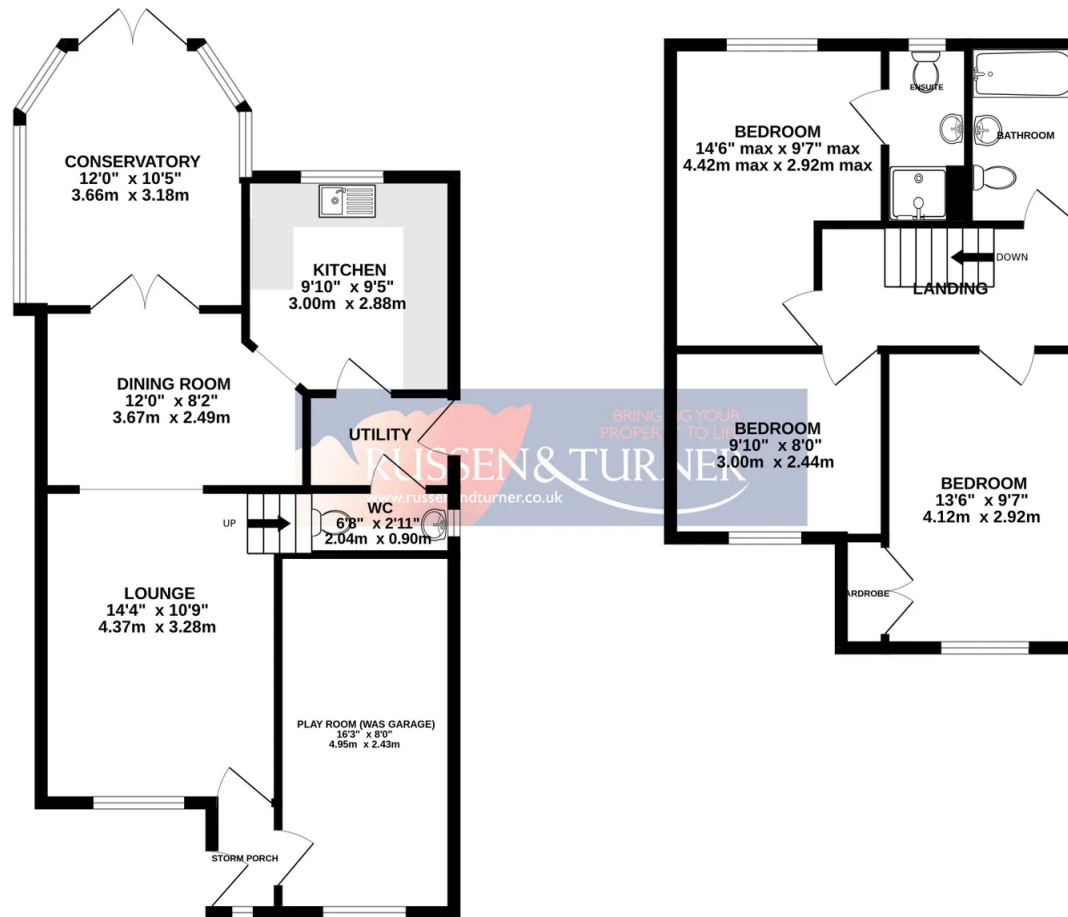
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 sq.m.) approx.

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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