



**16 Gravel Hill Lane, West Winch**  
King's Lynn PE33 0QG

**£280,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

If you're dreaming of a home where all the hard work has already been done, where you can simply turn the key, drop your bags, put the kettle on, and instantly unwind, then look no further. This beautifully presented property, set on the fringe of the sought-after village of West Winch, is the epitome of "move-in ready." Every detail has been carefully considered and impeccably executed, offering a stunning contemporary finish throughout that will impress even the most discerning buyer.

From the moment you step through the door, you're welcomed by a bright and spacious entrance hall with ample room for coats, shoes, and first impressions, setting the tone for the exceptional quality that flows throughout the home.

The heart of the property is the elegant and versatile living/dining room. Bathed in natural light and boasting generous proportions, this space effortlessly adapts to suit your lifestyle, whether that's cosy evenings in front of the TV, lively dinners with friends, or simply a peaceful place to relax and recharge.

The adjoining kitchen/breakfast room is a true showstopper, modern, stylish, and thoughtfully designed for both form and function. Whether you're preparing a quick weekday supper, enjoying a leisurely Sunday brunch, or helping with homework at the breakfast table, this space caters to every need. Sleek fitted units and quality finishes add a luxurious touch, ensuring that everyday living feels anything but ordinary.

All three bedrooms are genuine doubles, offering flexibility and comfort in equal measure. The current owners have styled the third bedroom as a home office, a perfect solution for remote working, though it could just as easily serve as a guest room, nursery, or hobby space.

The contemporary shower room, finished to a high standard, adds to the home's sense of quality and completeness. For those with an eye on future possibilities, the partially converted garage presents a tantalising opportunity. (Subject to the necessary planning permissions), this space could be fully transformed into an additional reception room, a dedicated playroom, or even a luxurious principal suite complete with its own ensuite, the potential here is immense.

Outside, the rear garden offers a private oasis, ideal for al fresco dining on the patio, weekend barbecues with friends, or simply letting children and pets play safely on the lawn. Thoughtfully landscaped and easy to maintain, it's a space that complements the interior perfectly.

Practicality hasn't been overlooked either, with ample off-road parking ensuring your day-to-day life runs smoothly.

Offered to the market with no onward chain, this superb home combines space, style, and turn-key convenience - all in a desirable village setting. Whether you're upsizing, downsizing, or simply looking for a fresh start, this is a home that lets you get straight to the good part: living.

#### Disclaimer

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 £20.50 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.

Tenure: Freehold

Property Type: Detached Bungalow

- Detached Bungalow
- Three Double Bedrooms
- Stunning Contemporary Style
- Set on the edge of the Village
- Private Rear Garden
- Garage and Off-road Parking
- Modern Kitchen/Breakfast Room
- Gas Central Heating
- Move in Ready - Wonderful Presentation
- No Onward Chain



*Turn the key, move your furniture in and relax.....*



GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.

