



THE STORY OF

# 18 Eller Drive

*West Winch, Norfolk*

SOWERBYS



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# 18 Eller Drive

West Winch, Norfolk  
PE33 0NN

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Substantial Five-Bedroom Detached Home

Approximately 1,931 Sq. Ft. Across Two Floors

Peaceful Cul-De-Sac Setting

Impressive Sitting Room

Kitchen/Breakfast Room with Adjoining Snug

Separate Dining Room and  
Generous Conservatory

Principal Bedroom with En-  
Suite and Fitted Wardrobes

Family Bathroom Plus Ground-Floor WC

Integral Double Garage

Village Setting with Countryside and  
West Winch Common Nearby

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There is a lovely balance to 18 Eller Drive: generous enough to gather everyone together, yet with those smaller, cosier spaces that make a house feel instantly like home. Tucked away within a peaceful cul-de-sac in West Winch, this substantial five-bedroom detached home is one the current owners describe simply as “spacious, cosy and peaceful.”

The accommodation has clearly evolved around everyday life and entertaining. The sitting room offers an impressive main reception space, while the separate dining room gives more formal occasions their own setting. Beyond, the conservatory creates a wonderfully light extension to the living space and a natural place from which to enjoy the garden.

For the owners, however, it is the snug adjoining the kitchen/breakfast room that has become the real heart of the house. It is the place where everyone naturally seems to congregate — somewhere for a morning coffee, an evening conversation or simply keeping company while dinner is prepared. Together with the kitchen/breakfast room, it gives this part of the house an easy, sociable atmosphere.

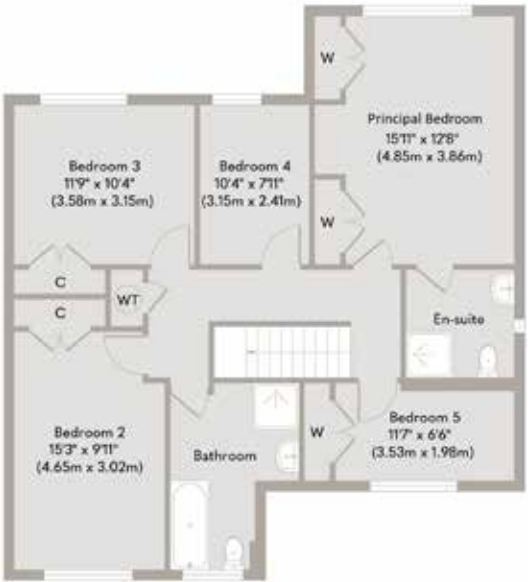
Upstairs, five bedrooms provide considerable flexibility. The principal bedroom is particularly generous, with fitted wardrobe space and its own en-suite, while four further bedrooms are served by the family bathroom. Whether rooms are required for sleeping, working from home or even a home cinema or hobbies, the layout offers plenty of scope to adapt as life changes.

The deceptively spacious home extends to approximately 1,931 sq. ft. across the ground and first floors, with the accommodation further complemented by a substantial conservatory and an integral double garage.



The setting is a large part of the appeal. The sellers have particularly enjoyed having countryside close at hand and speak warmly of the neighbourly feel of the road. West Winch has its own primary school, village hall and local shop/post office facilities, while King's Lynn is readily accessible for a wider range of shopping, leisure and rail connections. West Winch Common also forms part of the area's valued network of common land, bringing open countryside and wildlife into everyday village life.

Having lived here since 2019, the owners have appreciated the amount of space both inside and out, particularly when entertaining. Now that the house has become larger than they need, it is ready for someone new to make the most of its unusually generous and versatile accommodation.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# West Winch

WELL-LOCATED,  
QUIET VILLAGE LIFE

West Winch is a few miles south of King's Lynn. The village is well-served and boasts a popular social club offering both a bar and function room and sporting facilities such as tennis courts, football pitch and bowls green. There are takeaways and a hairdressers in the village, along with a post office and store.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre. The town also has good schools, a swimming pool, ten-pin bowling alley, the Queen Elizabeth II Hospital and there are various supermarkets and superstores.

The Sandringham Estate is about five miles away with attractive walks through Sandringham Woods. Slightly further away is the north west Norfolk Coastline with its beautiful long, sandy beaches. For the golfer there are courses in King's Lynn and Middleton, and on the coast there are the challenging links courses of Hunstanton Golf Club and The Royal and West Norfolk Golf Club at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



## Note from the Vendor



“While living here we’ve enjoyed more space, great neighbours, and countryside on the doorstep.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0360-2435-0610-2496-5665

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: /// shrimp.lined.teach

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# SOWERBYS

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