



6 Beech Crescent, West Winch, King's Lynn, PE33 0PZ

£465,000

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 3

A Home That Brings People Together, Effortlessly

From the moment you arrive, this beautifully presented detached family home sets the tone for something special. Designed for modern family life yet finished with a real sense of quality throughout, it offers space, flow and those all-important lifestyle touches that make everyday living feel that bit better.

Step through the porch into a bright and welcoming hallway, where the feeling of space is immediate. The 21ft sitting room is a perfect retreat, yet it's the seamless connection into the stunning 'L' shaped living kitchen that truly defines this home.

Here, everything revolves around living well. A superb dining area enjoys views over the rear garden, while the cosy sitting space with log burner invites relaxed evenings. Bi-fold doors open out to the garden, drawing the outside in, and the kitchen itself is designed to impress, complete with central island, seating, sink, twin ovens, hob and integrated dishwasher. It's easy to picture friends gathered, a glass of wine in hand, while meals are prepared and memories are made.

Practicality is just as impressive. A generous 15ft laundry and utility room leads through to a useful storage area, formerly the garage. There's also a boot room with access to the garden, alongside a ground floor shower room, ideal for busy family life. A separate study offers the perfect work from home space, or a more formal dining room if preferred, with an additional versatile room beyond, measuring 10ft10 x 7ft4, offering endless potential to suit your needs.

Upstairs, a spacious landing leads to four genuine double bedrooms, giving everyone their own space. The principal bedroom benefits from an ensuite shower and wash basin, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property continues to impress. The front offers a neat and tidy approach with private parking, EV charging point, lawn and hedging, along with useful side access. To the rear, the west-facing garden is a true highlight, backing onto stunning common land where grazing cows and unforgettable sunsets create a constantly changing backdrop. A patio area, mature tree, generous storage and enclosed boundaries make this a space to enjoy year-round.

This is more than just a house, it's a home that has been thoughtfully designed for families who want space, style and a setting that feels just right.

Tenure: Freehold

Property Type: Detached House

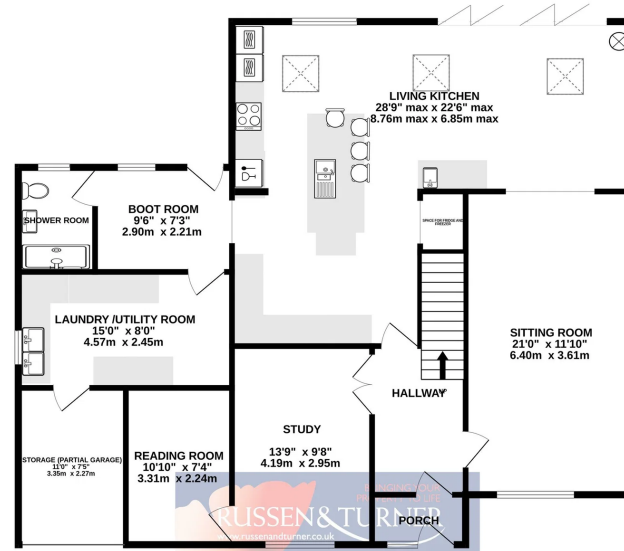
- Detached family home
- Four double bedrooms
- Stunning living-kitchen
- Bi-fold doors
- Log-burner
- Ensuite shower
- Utility room
- Boot room
- Study
- Stunning westerly views

Disclaimer

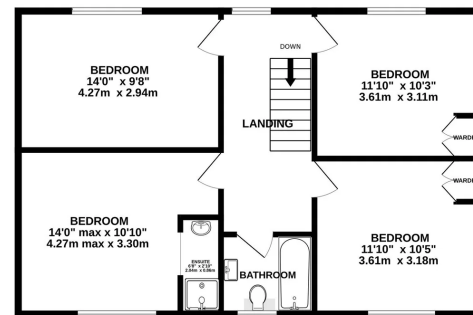
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All 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
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.2 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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