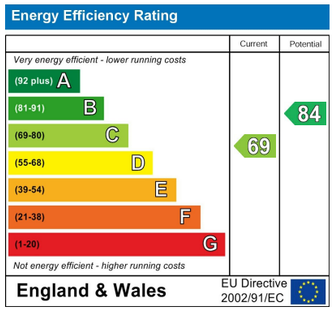
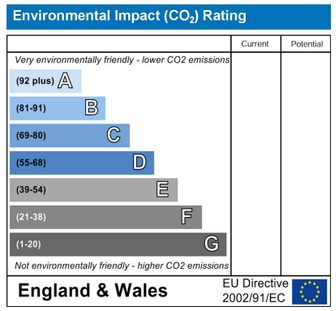
DIRECTIONS

SATNAV: PE33 0LJ





NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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This disclaimer must go on to all probate properties – new and exisiting:

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ENTRANCE HALLWAY 14'11 x 7'0 (4.55m x 2.13m)
Wood flooring, Window to side aspect, under stairs cupboard, radiator and entrance to cloakroom.

CLOAKROOM 4'4 x 2'4 (1.32m x 0.71m)
Separate W.C and basin, Wood flooring and extractor fan.

LOUNGE/DINER 22'8 x 12'10 max (6.91m x 3.91m max)
Window to front and rear aspect, fitted carpet, two radiators, and gas fire place with surround.

KITCHEN 11'2 x 7'9 (3.40m x 2.36m)
Range of wall, base and drawer units with worktops over, integrated Electric oven, electric integrated hob with extractor hood, Space for free standing washing machine, integrated fridge and freezer, Stainless steel bowl sink with mixer tap over, Wood flooring and Window to rear aspect.

LANDING 15'9 x 8'1 (4.80m x 2.46m)
Fitted carpet, window to side and front aspect and radiator.

SHOWER ROOM 7'4 x 6'1 (2.24m x 1.85m)
Two piece suite comprising of hand wash basin, set within vanity unit along with W.C, enclosed shower with thermostatic shower over, heated towel rail and window to rear aspect.

MASTER BEDROOM 12'0 x 11'7 max (3.66m x 3.53m max)
Built in wardrobes, fitted carpet, and window to front aspect.

BEDROOM TWO 11'11 x 10'5 (3.63m x 3.18m)
Fitted carpet, radiator, loft access and window to rear aspect.

FRONT/SIDE GARDEN
Mainly laid to lawn with gravel driveway and shed to side.

GARAGE
Single garage with up and over door.

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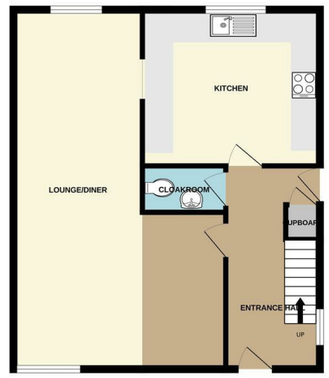
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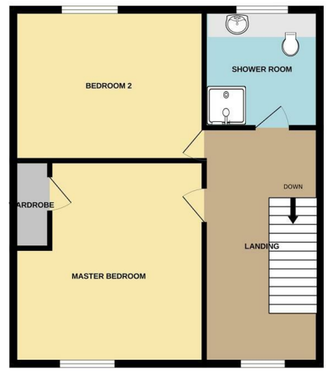
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** Being Sold via Secure Sale online bidding. Terms & Conditions apply.**
Nestled in the charming village of West Winch, King's Lynn, this delightful two-bedroom end-terraced period cottage offers a perfect blend of character and modern convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and two well-proportioned bedrooms that provide a comfortable retreat. One of the standout features of this cottage is the generous driveway, which can accommodate multiple vehicles, ensuring ample parking for residents and visitors alike. Additionally, the detached garage offers further storage options or the potential for a workshop, while the surrounding land provides a lovely outdoor space for gardening or leisure activities. The village location enhances the appeal of this property, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links. This cottage is perfect for those seeking a tranquil lifestyle in a picturesque setting, making it an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its charming features and convenient parking, this end-terraced cottage is a must-see for anyone looking to embrace village life in West Winch. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR



1ST FLOOR



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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