

### DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market, on entering West Winch on Main Road then turn right onto Chapel Road, left onto Back Lane then right onto Common Close where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

  

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

### 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.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**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.



3 Common Close West Winch King's Lynn Norfolk PE33 0LB

**WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY - NO UPWARD CHAIN**

**West Winch**

**£260,000 Freehold**



**ENTRANCE PORCH** 8'8 x 4'4 (2.64m x 1.32m)

Tiled floor. Double radiator. Windows to front and side aspects.

**LOUNGE** 17'0 x 11'11 (5.18m x 3.63m)

Fitted carpet. Two double radiators. Windows to front and side aspects.

**DINING ROOM** 11'11 x 11'1 (3.63m x 3.38m)

Fitted carpet. Radiator. Window to side aspect.

**KITCHEN/BREAKFAST ROOM** 18'8 x 10'9 max (5.69m x 3.28m max)

Range of wall, base and drawer units with worktops over. Tiled floor. Double radiator. Airing cupboard. Windows to rear and side aspects.

**SUN LOUNGE** 11'4 x 6'9 (3.45m x 2.06m)

Carpet tiles. Door to rear garden.

**BEDROOM 1** 15'4 x 9'10 (4.67m x 3.00m)

Fitted carpet. Radiator. Storage cupboard. Window to side aspect.

**BEDROOM 2** 10'10 x 9'0 (3.30m x 2.74m)

Fitted carpet. Radiator. Window to side aspect.

**SHOWER ROOM** 6'6 x 6'4 (1.98m x 1.93m)

Three piece suite comprising corner quadrant enclosure with Thermostatic mixer shower, vanity wash hand basin and w.c. Tiled floor. Double radiator.

**SINGLE GARAGE**

**FRONT GARDEN**

Mainly laid to lawn with a variety of shrubs and plants.

**REAR GARDEN**

Mainly laid to lawn with flower beds, shrubs, patio area and garden shed.

Wonderful opportunity to purchase this very well presented, extended two bedroom detached bungalow on a corner plot with garage and driveway in the popular village of West Winch. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises of an entrance porch, comfortable size lounge, separate dining room, kitchen/breakfast room, sun lounge, two bedrooms and shower room. The front garden is mainly laid to lawn with a variety of shrubs and plants. The rear garden is mainly laid to lawn with flower beds, shrubs, patio area and garden shed. No Upward Chain.





