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estate agents

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DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles then turn right onto Long Lane, then left onto Hall Lane, then right onto Fir Tree Drive where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



31 Fir Tree Drive West Winch King's Lynn Norfolk PE33 0PR

**THREE/FOUR BEDROOM LINK DETACHED CHALET WITH GARGE, CARPORT & DRIVEWAY
NO UPWARD CHAIN**

West Winch

£250,000 Freehold

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SIDE ENTRANCE HALL

Fitted carpet. Radiator. Storage cupboard. Stairs to first floor.

LOUNGE

Fitted carpet and parquet flooring. Two radiators. Two windows to front aspect.

22'4 x 11'11 (6.81m x 3.63m)

DINING ROOM/BEDROOM 4

Fitted carpet. Radiator. Window to rear aspect.

11'11 x 10'11 (3.63m x 3.33m)

BEDROOM 3

Fitted carpet. Radiator. Window to rear aspect.

11'11 x 11'0 (3.63m x 3.35m)

BATHROOM

Three piece suite comprising bath with shower taps, wash hand basin and w.c. Radiator. Vinyl flooring. Window to side aspect.

CONSERVATORY

12'7 max x 11'1 (3.84m max x 3.38m)

KITCHEN/DINER

Range of wall, base and drawer units with worktops over. Fitted carpet. Radiator. Window to rear aspect. Door to conservatory.

24'10 x 11'0 (7.57m x 3.35m)

PORCH + UTILITY SPACE

Tiled floor. Plumbing for washing machine.

LANDING

Airing cupboard. Loft access.

BEDROOM 1

Fitted carpet. Radiator. Eaves storage.

15'01 x 11'01 (4.60m x 3.38m)

BEDROOM 2

Fitted carpet. Radiator. Eaves storage to both sides.

11'01 x 11'01 (3.38m x 3.38m)

SINGLE GARAGE

Up & over door.

FRONT GARDEN

Gravelled parking area, raised flower beds, brickweave driveway and carport.

REAR GARDEN

Mainly laid to lawn with patio, flower beds/shrubs and potting shed.

We are delighted to offer this three/four bedroom link detached chalet with garage, carport and driveway in the delightful village of West Winch. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising side entrance hall, lounge, dining room/bedroom 4, kitchen/diner, bedroom room three, bathroom and conservatory on the ground floor with two bedrooms on the first floor. The front garden has a gravelled parking area, raised flower beds, brickweave driveway and carport. The rear garden is mainly laid to lawn with patio, flower beds/shrubs and potting shed. No Upward Chain.





