

DIRECTIONS

Sat Nav: PE33 0NH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(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.

"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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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12 Poplar Road West Winch King's Lynn PE33 0NH

**SPACIOUS AND BEAUTIFULLY PRESENTED DETACHED THREE
BEDROOM BUNGALOW**

West Winch

£385,000 Freehold

01553 692828
sales@britttons.net





ENTRANCE HALL

Stylish Laminate flooring. Single radiator. Doors leading to all rooms and stairs to loft conversion. Storage cupboard.

OPEN PLAN KITCHEN

Range of modern wall-mounted, base and drawer units with work top over. Large Sink with drainer and spray tap. Integrated electric oven and hob. Integrated dishwasher. Window to side aspect. High quality LVT flooring. 12'08 x 9'01 (3.86m x 2.77m)

OPEN DINING ROOM

High quality LVT flooring. Double radiator. Stable door to side. French doors to rear garden. 12'04 x 9'02 (3.76m x 2.79m)

OPEN LIVING ROOM

High quality LVT flooring. Electric log burner. Double radiator. Oak patio doors and window to rear garden. 21'06 x 18'08 (6.55m x 5.69m)

BEDROOM ONE

Fitted carpet, Window to front aspect. Single radiator. 12'3 x 9'8 (3.73m x 2.95m)

BEDROOM TWO

Fitted carpet, window to front aspect, single radiator. 12'4 x 13'3 max 9'2 min (3.76m x 4.04m max 2.79m min)

BEDROOM THREE

Fitted carpet, window to front aspect. Single radiator 10'8 x 8'9 (3.25m x 2.67m)

BATHROOM

Three piece suite comprising bath with thermostatic shower over, stylish sink with vanity unit under and W.C. Obscured window to side aspect. Vinyl flooring. Double aspect feature wall tiling

LOFT CONVERSION/ BEDROOM

Laminate flooring. Eaves access for storage. Electric centre fireplace. VELUX windows. Laid out to provide an ideal living space with bedroom and generous ensuite shower room. 26'11 x 14'06 (8.20m x 4.42m)

SHOWER ROOM

Comprising of a hand wash basin, W.C, large shower enclosure with black brick surround tiles and thermostatic shower. Vertical panel radiator. Obscured gable window to side aspect. Laminate flooring.

GARAGE

personnel door to side, window to side, up and over garage door, lighting and power supply

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Nestled on Poplar Road in West Winch, this delightful detached bungalow offers a perfect blend of modern living and deceptively spacious comfort. Built in 1980, the property has been thoughtfully extended to create a generous open-plan kitchen, dining, and lounge area, making it an ideal space for both entertaining and family gatherings. The interior is beautifully presented, with an abundance of natural light that enhances the welcoming atmosphere throughout. This bungalow boasts three/four well-proportioned bedrooms, providing ample space for family or guests. The convenience of two bathrooms, including a stylish ensuite shower room in the loft conversion, adds to the practicality of the home. The loft conversion not only increases the living space but also offers a unique feature that sets this property apart with the potential to be used as a bedroom with a private living area and ensuite. Outside, the enclosed garden provides a private retreat, perfect for enjoying the outdoors or hosting summer barbecues. The property also benefits from a driveway and a garage, ensuring that parking is never a concern. With its modern amenities and deceptively spacious layout, this bungalow is a rare find in a sought-after location. Whether you are looking for a family home or a peaceful retreat, this property on Poplar Road is sure to impress. Don't miss the opportunity to make this lovely bungalow your new home.



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. Made with Metropix ©2025



