

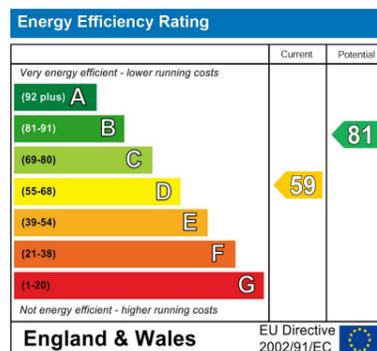


brittons
estate agents

www.brittons.net

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, after 50 yards you will see a private driveway on the right hand side easily identified by our For Sale board.



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.



14a Common Close West Winch King's Lynn Norfolk PE33 0LB

**THREE BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY
STUNNING VIEWS OVER THE COMMON - NO UPWARD CHAIN**

West Winch

£290,000 Freehold

01553 692828
sales@brittons.net





L-SHAPED HALLWAY 17'3 x 8'11 (5.26m x 2.72m)

Fitted carpet. Radiator. Airing cupboard. Loft access. Door and window to front aspect.

LOUNGE 18'2 x 11'3 (5.54m x 3.43m)

Fitted carpet. Double radiator. Window to front aspect. French doors to conservatory.

CONSERVATORY 11'1 x 10'9 (3.38m x 3.28m)

Tiled floor. Double radiator. French doors to rear garden.

KITCHEN 16'2 x 9'6 (4.93m x 2.90m)

Range of wall, base and drawer units with worktops over. Space for washing machine, cooker with extractor over under counter space for fridge and freezer. Vinyl flooring. Double radiator. Windows to front and rear aspects. Door to:

UTILITY ROOM/STORAGE ROOM 16'11 x 9'1 (5.16m x 2.77m)

Fitted carpet. Window to front and rear aspects. Doors to front and rear.

BEDROOM 1 13'8 x 9'11 (4.17m x 3.02m)

Fitted carpet. Radiator. Window to rear aspect.

BEDROOM 2 12'8 x 8'8 (3.86m x 2.64m)

Fitted carpet. Radiator. Window to rear aspect.

BEDROOM 3 9'1 x 8'11 (2.77m x 2.72m)

Fitted carpet. Radiator. Window to front aspect.

WET ROOM 8'4 x 5'3 (2.54m x 1.60m)

Electric shower, wash hand basin and w.c. Non-slip flooring. Radiator. Window to front aspect.

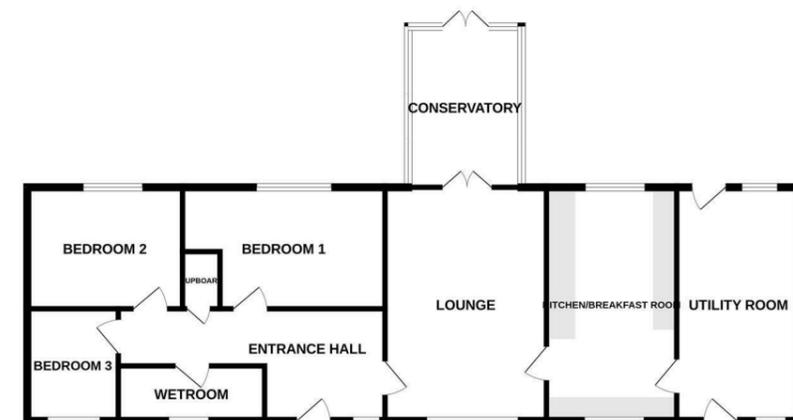
FRONT GARDEN
Mainly laid to lawn with borders and gravel driveway. Gate leading to rear garden.

REAR GARDEN
Enclosed, mainly laid to lawn with borders housing trees and shrubs. Stunning views and access across The Common. Timber shed.

We are delighted to market this three bedroom semi detached bungalow with parking in the delightful village of West Winch. This well proportioned bungalow offers stunning views across the common and enjoys direct access onto it. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises L-Shaped hallway, lounge, conservatory, kitchen, utility room/storage room, three bedrooms and wet room. The front garden is mainly laid to lawn with borders and gravel driveway. Gate leading to rear garden. The rear garden is enclosed, mainly laid to lawn with borders housing trees and shrubs. Timber shed. No Upward Chain.



GROUND 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 quantity or efficiency can be given.
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