

## DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market continue along West Winch Road then turn right onto Gravelhill Lane, then right onto Oak Avenue, left onto Southfield 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			
(69-80) C		70	76
(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.*

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7 Southfield Drive West Winch King's Lynn, Norfolk PE33 0PF

**SPACIOUS DETACHED FOUR BEDROOM HOUSE WITH DRIVEWAY & GARAGE IN SOUGHT AFTER AREA.  
NO UPWARD CHAIN.**

**West Winch**

**£350,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





<b>HALLWAY</b> Fitted carpet, under stairs cupboard and a double radiator.	14'0 x 8'7 (4.27m x 2.62m)
<b>CLOAKROOM</b> Comprising of hand wash basin, W.C and a radiator with a window to the front aspect and a fitted carpet.	
<b>LOUNGE</b> Fitted carpet, fireplace, window to front aspect and a radiator.	19'1 x 11'7 (5.82m x 3.53m)
<b>DINING ROOM</b> Fitted carpet, radiator and French doors to the rear garden.	13'7 x 9'10 (4.14m x 3.00m)
<b>KITCHEN</b> Range of base, wall and drawer units with worktop over, integrated oven and hob, tiled floor, window to rear aspect and radiator.	13'6 x 10'5 (4.11m x 3.18m)
<b>UTILITY</b> Tiled floor, base units with worktop over, window and door to rear garden and a radiator.	9'3 x 8'2 (2.82m x 2.49m)
<b>LANDING</b> Fitted carpet, airing cupboard, loft access.	
<b>BATHROOM</b> Three piece suite comprising of hand wash basin, W.C, jacuzzi bath with shower attachment on taps. Tiled floor, window to rear aspect.	7'7 x 7'4 (2.31m x 2.24m)
<b>BEDROOM ONE</b> Fitted carpet, built in wardrobe, window to front, radiator.	21'2 x 11'9 (6.45m x 3.58m)
<b>ENSUITE</b> Three piece suite comprising of hand wash basin, W.C, and shower enclosure with thermostatic shower. Tiled floor, window to front aspect and a heated towel rail.	9'5 max x 6'1 (2.87m max x 1.85m)
<b>BEDROOM TWO</b> Fitted carpet, window to rear aspect and radiator.	13'5 (plus wardrobes) x 9'11 (4.09m (plus wardrobes) x 3.02m)
<b>BEDROOM THREE</b> Fitted carpet, window to front aspect and a radiator.	13'11 x 8'5 (4.24m x 2.57m)
<b>BEDROOM FOUR</b> Fitted carpet, window to rear aspect and radiator	11'6 x 7'7 (3.51m x 2.31m)
<b>FRONT GARDEN</b> Driveway parking, with an area of lawn and established shrubs. Gate to side garden.	
<b>REAR GARDEN</b> Enclosed garden mainly laid to lawn, with borders, shrubs and a patio area. Summer house, cold water tap and a timber shed. Side access to garage.	
<b>GARAGE</b> Electric door, power and light.	19'5 x 7'11 (5.92m x 2.41m)
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	
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**\*NO UPWARD CHAIN\*** Nestled in the desirable area of Southfield Drive, West Winch, this impressive detached house offers a perfect blend of comfort and style. The property boasts four generously sized bedrooms, making it an ideal family home. The master bedroom is particularly noteworthy, featuring an ensuite bathroom that adds a touch of luxury to your daily routine. The house is designed with two inviting reception rooms, providing ample space for relaxation and entertaining guests. The spacious kitchen, complete with a separate utility area, is perfect for those who enjoy cooking and hosting. The well-appointed bathroom features a delightful jacuzzi bath, offering a serene escape after a long day. The built-in wardrobes in both the master and second bedrooms provide practical storage solutions, helping to keep your living spaces tidy and organised. With its generous room sizes throughout, this property is not only functional but also exudes a warm and welcoming atmosphere. Southfield Drive is a sought-after location, offering a peaceful residential setting while remaining conveniently close to local amenities. This delightful home is a rare find and is sure to appeal to those seeking a spacious and comfortable living environment. Don't miss the opportunity to make this wonderful property your own.



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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