

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 where the property can be found on the left 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			
(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	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	80

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.



27 Hall Lane West Winch King's Lynn Norfolk PE33 0PJ

**FOUR BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE & DRIVEWAY
NO UPWARD CHAIN**

West Winch

£320,000 Freehold



HALLWAY Airing cupboard. BT Point. Carpet. Loft Access.	
CLOAKROOM Two piece suite comprising vanity wash hand basin and w.c. Radiator. Carpet. Window to front aspect.	
LOUNGE Fitted carpet. Electric fire. Two double radiators. TV Point. Window to side aspect. French doors to:	21'9 max x 16'2 max (6.63m max x 4.93m max)
CONSERVATORY Tiled floor. French doors to garden.	11'8 x 7'9 (3.56m x 2.36m)
DINING ROOM Fitted carpet. Radiator. Window to rear aspect.	12'1 x 9'7 (3.68m x 2.92m)
KITCHEN Range of wall, base and drawer units. Electric oven and hob. Space for dishwasher. Carpet. Radiator. Window to rear aspect.	11'9 x 9'2 (3.58m x 2.79m)
UTILITY Worktop with inset sink. Space for washing machine and tumble dryer. Carpet. Radiator. Door to rear garden.	8'4 x 5'9 (2.54m x 1.75m)
MASTER BEDROOM Fitted carpet. Built-in wardrobes. Radiator. Two windows to front aspect.	14'2 max x 11'3 (4.32m max x 3.43m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, wash hand basin and w.c Radiator. Window to side aspect.	7'8 x 5'5 (2.34m x 1.65m)
BEDROOM 2 Fitted carpet. Built-in wardrobe. Radiator. Window to front aspect.	13'10 max x 8'3 (4.22m max x 2.51m)
BEDROOM 3 Fitted carpet. Radiator. Window to rear aspect.	11'9 x 11'0 max (3.58m x 3.35m max)
BEDROOM 4 Fitted carpet. Radiator. Window to side aspect.	12'1 x 8'3 (3.68m x 2.51m)
BATHROOM Three piece suite comprising corner bath, vanity wash hand basin and w.c.	
DOUBLE GARAGE	
FRONT GARDEN Laid to decorative gravel with driveway leading to the double garages.	
REAR/SIDE GARDEN Mainly laid to lawn with shrub, borders and fruit trees.	

We are delighted to offer this very well presented four bedroom detached bungalow with double garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, lounge, dining room, kitchen, utility, cloakroom, conservatory, master bedroom with en-suite shower room, three further bedrooms and bathroom. The front garden is laid to decorative gravel. The rear and side gardens are mainly laid to lawn with shrubs, borders and fruit trees. No Upward Chain.





