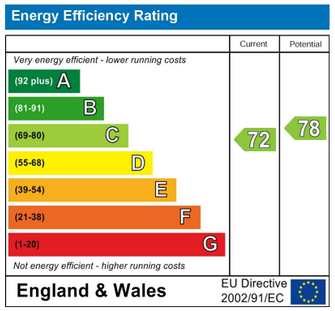
DIRECTIONS

SATNAV: PE33 0QJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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17 Oak Avenue West Winch King's Lynn PE33 0QJ

FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE

King's Lynn **£375,000 Freehold**

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WEST WINCH
West Winch is a popular village situated just south of King's Lynn, offering a convenient mix of village life and excellent access to local amenities. The village benefits from a primary school, local shop and Post Office, while nearby King's Lynn provides a wide range of supermarkets, shops, cafés, restaurants, leisure facilities and further schooling. The area is well served by local bus routes, with King's Lynn railway station providing regular services towards Cambridge and London. There are also a number of parks, play areas and attractive countryside nearby, making West Winch an appealing location for families, commuters and those looking for a quieter setting within easy reach of the town.

ENTRANCE HALL
Large entrance hall with fitted carpet, window to side aspect, stairs to first floor, radiator, understairs storage, cloakroom and doors to all rooms.

W C
Laminate tiled flooring, obscured window to front, radiator, W.C and hand wash basin.

LOUNGE 21'03" x 11'07" (6.48m x 3.53m)
Fitted carpet, window to front aspect, gas fireplace, patio doors to conservatory, French doors to dining room, two radiators.

STUDY 8'05" x 7'10" (2.57m x 2.39m)
Fitted carpet, window to front aspect, radiator.

DINING ROOM 10'06" x 9'03" max (3.20m x 2.82m max)
Wood effect flooring, bay window to rear aspect, radiator, French doors to lounge.

KITCHEN 17'08" x 12'04" max (5.38m x 3.76m max)
L Shaped Kitchen with Laminate tiled flooring, range of wall-mounted, base and drawer units with worktop over, sink with drainer under window to rear aspect, integrated fridge/freezer, dishwasher, induction hob, electric oven and microwave oven, French doors to conservatory, door to utility, radiator.

UTILITY ROOM 7'04" x 6'08" (2.24m x 2.03m)
Laminate tiled flooring, wall-mounted, base and drawer units, bowl sink, space and plumbing for washing machine and tumble dryer, radiator, window and door to rear garden.

CONSERVATORY 28'06" x 12'10" max (8.69m x 3.91m max)
Large double conservatory with triple aspect windows, electric sockets, three radiators, French doors and single door to rear garden.

LANDING
Fitted carpet, loft access with ladder, airing cupboard, doors to all rooms.

BEDROOM ONE 11'10" x 11'09" (3.61m x 3.58m)
Fitted carpet, window to front aspect, radiator, built-in wardrobes, door to ensuite.

ENSUITE 5'10" x 4'10" (1.78m x 1.47m)
Laminate tiled flooring, obscured window to front aspect, heated towel rail, base unit with inset sink, W.C, shower enclosure with extractor light.

BEDROOM TWO 11'05" x 10'01" (3.48m x 3.07m)
Fitted carpet, window to front aspect, radiator, built-in wardrobe.

BEDROOM THREE 08'09" x 08'03" (2.67m x 2.51m)
Fitted carpet, window to rear aspect, radiator, built-in wardrobe.

BEDROOM FOUR 11'08" x 6'11" (3.56m x 2.11m)
Fitted carpet, window to rear aspect, radiator.

BATHROOM 8'11" x 5'07" (2.72m x 1.70m)
Laminate tiled flooring, walk-in shower, fitted bath, W.C, hand wash basin, two heated towel rails and obscured window to rear aspect

DOUBLE GARAGE 16'09" x 16'07" (5.11m x 5.05m)
Electric garage doors, lighting and power supply, personnel door to garden.

IMPORTANT INFORMATION

Tucked away in the charming area of Oak Avenue, West Winch, this splendid detached house offers a perfect blend of comfort and modern living.

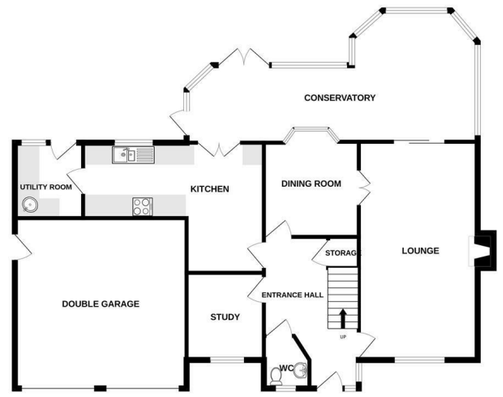
With four spacious bedrooms, including a master complete with an ensuite shower room, this property is ideal for families seeking both space and privacy.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge features elegant sliding doors that lead into a large conservatory, which overlooks the well maintained garden, creating a seamless connection between indoor and outdoor living. This spacious conservatory is a delightful space to enjoy the natural light and tranquil views throughout the year.

The kitchen breakfast room is well-appointed and includes a separate utility area, making daily chores a breeze. For those who work from home, the ground floor study offers a quiet and dedicated space, perfect for productivity.

An additional feature of this remarkable property is the double garage that provides secure parking and extra storage space.

GROUND FLOOR



1ST 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 operability or efficiency can be given.
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