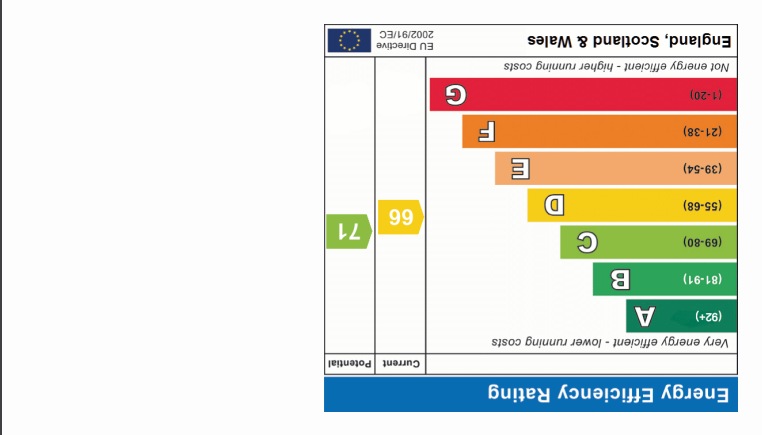


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The Burrow

Gayton Road

East Winch

£395,000

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The Burrow

East Winch, King's Lynn, PE32 INW

Welcome to The Burrow, an attractive and thoughtfully designed four-bedroom detached home set along Gayton Road in the well-connected village of East Winch. Offering an excellent balance of modern living and versatile space, this property is perfectly suited to family life. At the heart of the home is a bright and spacious open-plan kitchen, dining and living area—an inviting social hub ideal for everyday living and entertaining. A separate playroom/reception room provides valuable flexibility, whether used as a cosy lounge, home office or children’s space. Additional practicality comes from the utility room and cloakroom. Upstairs, the principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. With the additional benefit of Air Source Heating. Outside, the property features a neatly presented brickweave driveway offering generous parking. The rear garden is fully enclosed and laid to lawn, with a patio area perfect for outdoor dining and relaxation. East Winch offers a peaceful village setting with easy access to local amenities, woodland walks and open countryside. The nearby town of King’s Lynn provides an excellent range of shops, schools and leisure facilities, as well as a mainline rail station with direct services to Cambridge and London—making this an ideal location for families and commuters alike.



Entrance Hall

7' 0" x 10' 5" (2.13m x 3.17m)

Play Room

9' 7" x 10' 5" (2.92m x 3.17m)

Kitchen/Living Area

25' 9" x 13' 2" (7.85m x 4.01m)

Dining Area

10' 6" x 5' 4" (3.20m x 1.63m)

Utility Room

7' 4" x 6' 5" (2.24m x 1.96m)

Cloakroom

5' 4" x 3' 6" (1.63m x 1.07m)

Bedroom 1

13' 10" x 11' 2" (4.22m x 3.40m)

En-suite

6' 7" x 9' 8" (2.01m x 2.95m)

Bedroom 2

9' 11" x 11' 11" (3.02m x 3.63m)

Bedroom 3

11' 6" x 8' 11" (3.51m x 2.72m)

Bedroom 4

11' 4" x 8' 10" (3.45m x 2.69m)

Bathroom

7' 6" x 5' 8" (2.29m x 1.73m)

Loft

13' 4" x 26' 2" (4.06m x 7.98m) Fully boarded with lights & attic trusses

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.