



5 Orchard Grove, West Winch

Guide Price £189,950

**BELTON
DUFFEY**

5 Orchard Grove

West Winch,
Norfolk, PE33 0JZ



A spacious 3 bedroom bungalow with parking and gardens requiring refurbishment, in a popular village location.

DESCRIPTION

Situated in the popular Orchard Grove, West Winch, this spacious 3 bedroom bungalow installed with central heating and offers an excellent opportunity for those seeking a project to create a home to their own taste. The accommodation includes 3 well-proportioned bedrooms, a generous kitchen/dining room, a comfortable sitting room, and a wet room, with off road parking and gardens.

ACCOMMODATION

The property is entered via a hallway which leads to a good-sized sitting room, featuring a brick fireplace and patio doors opening onto the rear garden. There are three well-proportioned bedrooms and a fully fitted wet room. Further along, the good-sized fitted kitchen provides space for a table and chairs and benefits from a side door leading to a covered lean-to area, offering access to both the front and rear gardens.

OUTSIDE

The property is approached via brick piers and an iron gate, opening onto off-road parking and front garden.

To the rear, the garden is of generous size, laid to lawn and featuring a patio area.



what3words: ///storm.hatch.task

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SITUATION

Orchard Grove is a small, attractive residential cul-de-sac in the popular village of West Winch, offering a peaceful setting with a strong community feel. The location benefits from convenient access to King's Lynn and the A47, providing excellent links to local amenities, schools, and transport routes, while remaining close to open countryside and village facilities.

At King's Lynn there is a wide range of shopping and recreation activities as well as the electrified rail link to King's Cross.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Gas fired central heating to radiators.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band C.

EPC - TBC.

TENURE

This property is for sale Freehold.

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Bedroom 3
5.20m x 3.09m
(17'1" x 10'1")

Sitting Room
3.68m x 5.71m
(12'1" x 18'9")

Cupboard

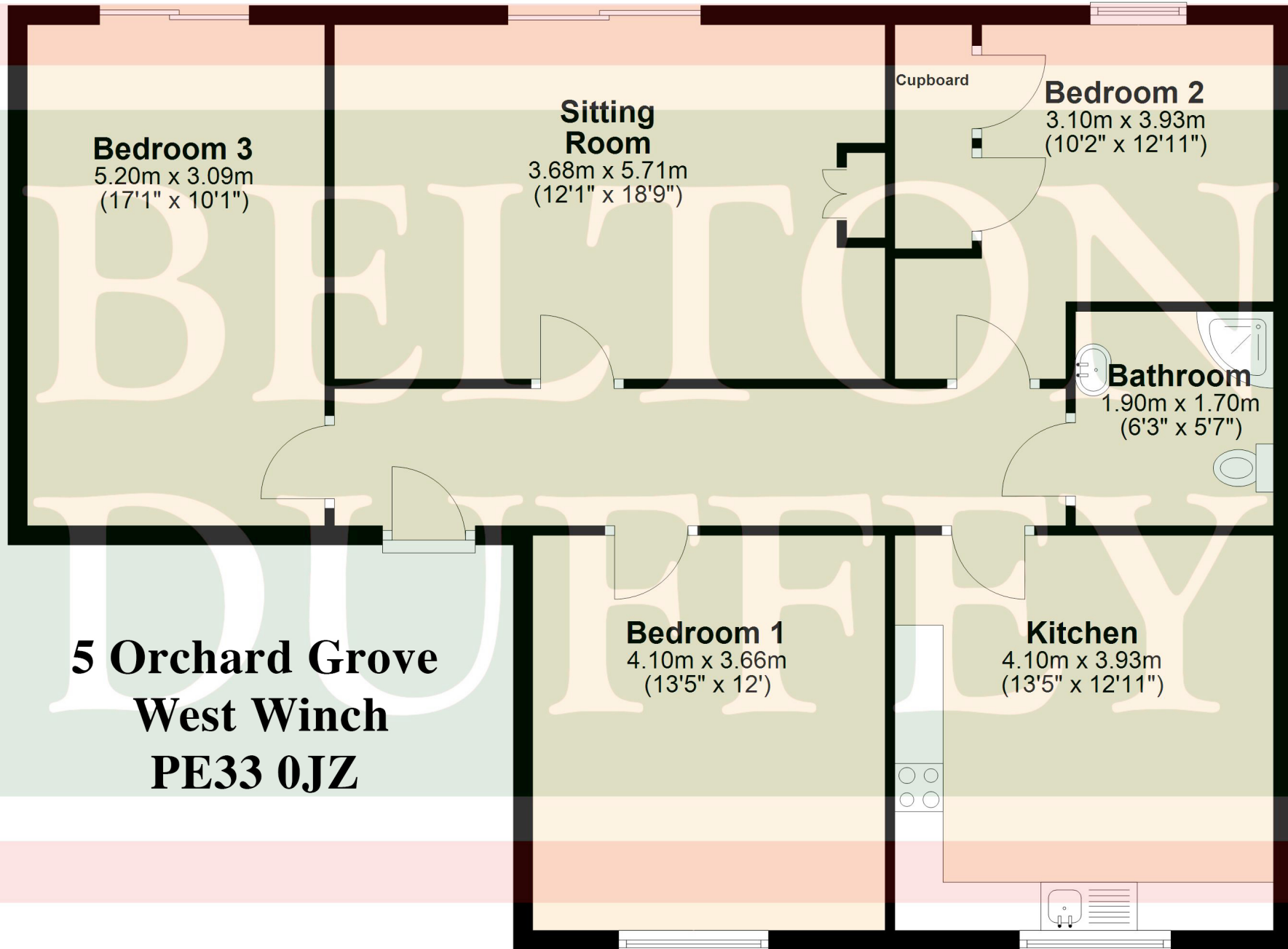
Bedroom 2
3.10m x 3.93m
(10'2" x 12'11")

Bathroom
1.90m x 1.70m
(6'3" x 5'7")

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Bedroom 1
4.10m x 3.66m
(13'5" x 12')

Kitchen
4.10m x 3.93m
(13'5" x 12'11")





IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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