



NEWSON & BUCK
ESTATE AGENTS

31 Oak Avenue
West Winch
King's Lynn
Norfolk
PE33 0QJ

£369,995

A very well presented four bedroom detached family home situated in the popular Village of West Winch. The accommodation comprises hallway, lounge, kitchen breakfast room, dining room, study / playroom, w/c, family bathroom and four bedrooms with the master benefitting from an ensuite.

- Four Bedrooms
- Popular Village
- Ensuite To Master
- Kitchen / Breakfast Room
- Dining Room
- Study / Playroom
- EPC Rating: D

The property further benefits from gas central heating and off road parking. Amenities can be found locally including schooling, with more extensive facilities found in King's Lynn Town Centre.



Hallway

Entrance door to front, storage cupboard, radiator and LVT flooring.

Lounge

16' 11" x 10' 08" (5.16m x 3.25m) Double glazed windows to front, radiator and fitted carpet.

Kitchen / Breakfast Room

8' 08" x 14' 10" (2.64m x 4.52m) Double glazed window to rear, fitted kitchen with matching wall and base units, integrated oven and grill, integrated hob with extractor above, integrated dishwasher and fridge freezer, space for washing machine and cushion flooring.

Dining Room

9' 10" x 9' 1" (3.00m x 2.77m) Double glazed sliding doors to rear, radiator and LVT flooring.

Study / Playroom

16' 11" x 8' 0" (5.16m x 2.44m) Double glazed sliding doors to rear, radiator and LVT flooring.

W/C

Double glazed window to side, low flush w/c, pedestal wash hand basin, radiator and vinyl flooring.

Landing

Double glazed window to side, cupboard housing gas central heating boiler and access to loft.

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

Ensuite

7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to front, shower enclosure with mixer shower, low flush w/c, wash hand basin, radiator and vinyl flooring.

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m) Double glazed window to rear, radiator, built in wardrobes and fitted carpet.

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Four

9' 4" x 7' 6" (2.84m x 2.29m) Double glazed window to rear, radiator and fitted carpet.

Bathroom

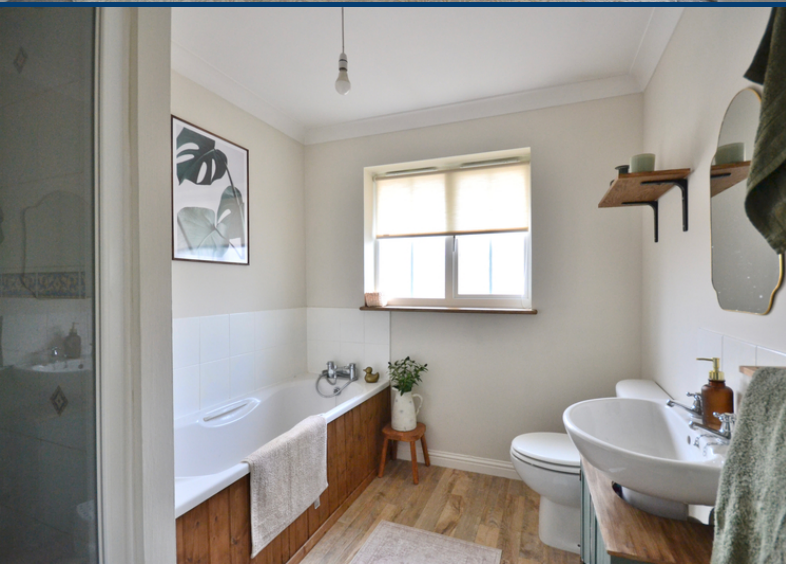
8' 4" x 7' 4" (2.54m x 2.24m) Double glazed window to front, panel bath, shower enclosure with mixer shower, low flush w/c, wash hand basin, radiator and vinyl flooring.

Garden

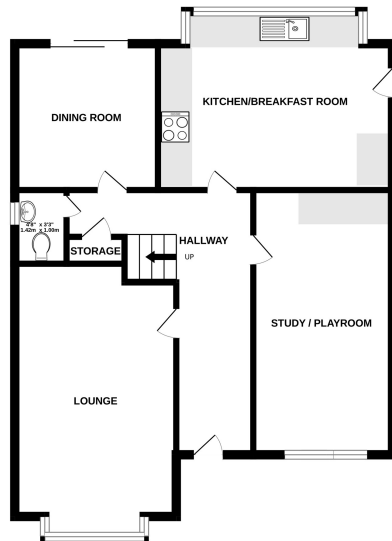
To the front of the property is a brick weave driveway creating parking for numerous vehicles. Side gated access leads to the rear garden which is mainly laid to lawn with a patio area and raised decking area.

Council Tax Band - D

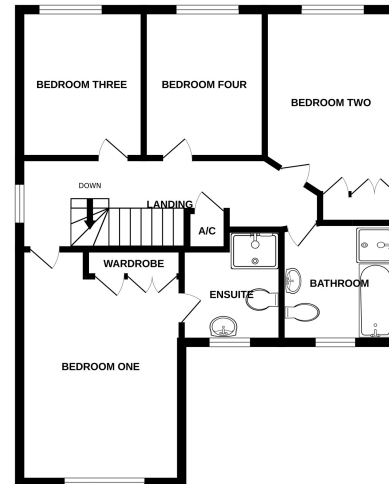
EPC Rating: D



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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